



TOWN OF WINCHESTER – CITY OF WINSTED

Town Hall – 338 Main Street

WINSTED, CONNECTICUT 06098

***Minutes of Meeting
Zoning Board of Appeals
December 22, 2015***

Item 1. Call to Order

The meeting was called to order by Chairman D Villa at 7:01 p.m.

Item 2. Roll Call

Members Present: David Villa, Neil Hunt, Michael DeClement, John Pollack, Hal Wilkes, Philip Allen and ZEO Marc Melanson.

Absent/Excused: Richard Nalette and John Massicotte

Absent:

Chairman Villa sat H. Wilkes for the meeting

Item 3. Explanation of Variance Procedure

Chairman Villa explained the process and procedures for the meeting.

Item 4. Public Hearings – Variance Applications & Decisions

Application #15-5165: Request for a modification to variance # 05-4925 to add a second floor to the garage for the property located at 601 East Wakefield Blvd. for Anthony Carfiro

Applicant: **Anthony Carfiro**

Property Address **601 East Wakefield Blvd.**

Property Owner: **Anthony Carfiro**

Public Hearing

Continued from November Meeting

Reopened: 7:04 **Closed:** 7:13

Motion by J. Pollack, seconded by N. Hunt

Motion to grant variance application number 15-5165, for a modification to variance number 05-4925, for the purpose of adding a second floor to the garage, as per the drawings submitted, for the property located at 601 East Wakefield Blvd.

In favor: D. Villa, N. Hunt, J Pollack, M. DeClement and H. Wilkes

Opposed: none

Motion: **Approved**

Application #15-5166: Request for variance from section 4a.2 Lot Coverage for the property located at 325 East Wakefield Blvd. for Michael & Jennifer Rindflesh

Applicant: **Michael & Jennifer Rindflesh**
Property Address: **325 East Wakefield Blvd.**
Property Owner: **Michael & Jennifer Rindflesh**

Public Hearing

Continued from November Meeting

Reopened: 7:17 Held open until January 26, 2016 Meeting

Motion by N. Hunt, seconded by J. Pollack

Motion to keep public hearing open until January 26, 2016 meeting so that applicant can get a letter from the abutting property owner.

In favor: D. Villa, N. Hunt, J. Pollack, M. DeClement and H. Wilkes

Opposed: none

Motion: **Approved**

Item 5. Approval of Minutes:

October 28, 2014 Meeting: Chairman working on getting the minutes

October 27, 2015 and November 24, 2015 minutes to be approved next month:

Item 7. Old Business:

Chairman gave an update on the new zoning regulations that are being worked on.

Item 7. New Business:

a) 2016 Meeting Schedule:

Motion by N. Hunt, seconded by M. DeClement to accept the 2016 meeting schedule.

Vote: all in favor - **Motion carried unanimous**

b) Election of Officers:

1) Motion by N. Hunt, seconded by M. DeClement to nominate Dave Villa as Chairman.

Vote: all in favor - **Motion carried unanimous**

2) Motion by D. Villa, seconded by M. DeClement to nominate Neil Hunt as Vice-Chairman.

Vote: all in favor - **Motion carried unanimous**

3) Motion by D. Villa, seconded by N. Hunt to nominate John Pollack as Secretary.

Vote: all in favor - Motion carried unanimous

Item 8. Bills Presented-
none

Item 9. Correspondence-
none

Item 10. Discussion w/ZEO
none

Item 11. Motion to adjourn
Motion by N. Hunt, seconded by: H. Wilkes

To adjourn.

Vote: all in favor - Motion carried unanimous.

Meeting adjourned at 8:05 p.m.

Respectfully Submitted,

Marc Melanson
Zoning Enforcement Officer