

AGENDA
LITCHFIELD ZONING BOARD OF APPEALS
December 2, 2025 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd, Bantam, CT
In person meeting

Members Present: Chairman B. Donohue, M. Blasavage, D. Foss, B. McKernan, J. Zwick.
Members Absent: None.

At 7:33 p.m., B. Donahue opened the meeting by taking the members' attendance and explained the format for the hearing procedure and case consideration.

PUBLIC HEARING

Case – 25-12-01 To discuss and possibly act upon - Benjamin – 3 Breezy Knoll - from Sec. 1.2.2. Front Setback 50' for a 7' front yard variance and Sec. 4.3 3b. Side Setback 20' for a 9' side yard variance for construction of new house.

Owner T. Benjamin was present for the application. House was built in 1945 as part of the Breezy Knolls development and is preexisting, non-conforming. Houses are staggered with his and every other house having approximately 100' of street frontage with a narrow accessway to Bantam Lake in the rear and neighboring houses having narrow driveway access to the street and about 100' on Bantam Lake. Property and adjacent empty lot were purchased in 2018. Combined property is now 1.2 acres but is still considered preexisting, non-conforming. Small existing house with restricted view of Bantam Lake will be demoed and replaced with larger structure with a three-car attached garage moved slightly east and center between the combined properties. Front variance is for the west corner of new garage and side yard variances are for north corners of garage and house. Buildable location is limited by slopes from Breezy Knoll and North Shore Road to the west and north and by the Bantam Lake flood plain to the south and east. With 1.2 acres available for the new house, questions were raised regarding if the garage variances were necessary. The applicant agreed and would like the opportunity to discuss a modification with Colby Engineering. It was also noted, application is on the 12/21/2025 IWC agenda.

J. Zwick moved to continue the hearing until 01/06/2026, B. McKernan seconded, there was no additional discussion and motion unanimously carried.

REGULAR MEETING

Consider Case – 25-12-01

Case continued to 01/06/2026.

Approval of Minutes – September 9, 2025

J. Zwick moved to approve the 09/09/25 minutes, B. Donohue seconded and vote to approve was unanimous.

Approval of 2026 Calendar

B. Donohue moved to approve the 2026 calendar, D. Foss seconded and vote for calendar approve was unanimous.

Correspondence

Commissioners received Attorney S. Byrne's Fall 2025 *CT Federation of Planning & Zoning Agencies Quarterly Newsletter*.

Adjournment

B. Donohue moved to adjourn at 8:41 pm, J. Zwick second and vote was unanimous.

Brian Donohue, Chairman

Date