

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**  
**2<sup>nd</sup> Tuesday, September 9, 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 7:30 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 – 25-09-01** To discuss and possibly act upon an application from the Town of Litchfield at the 244 North Shore Road Town Beach requesting a variance from Sec. 1.2. RR District Subsection 2. Building Placement Rear Setback 50' for a 25' rear yard variance for the construction of a 20' x 30' pavilion and an 8' rear yard variance for the installation of a 12' x 9' concrete pad with a fenced enclosure for the dumpster.

Variance is unusual as rear setback is on the western property line and closest to North Shore Road. The Town Beach is accessed by turning east off of North Shore Road on to White Hall Road which curves south and continues down the entire eastern border of the property to the boat launch and Bantam Lake. This driveway side is considered the front yard.

Abutting neighbors are Camp Hope on 26 acres to the west and south and White Memorial with nearly 500 acres to the north and east. Variances are for the rear yard separated by over 400' of Camp Hope forest. Camp Hope's driveway/Lenox Hill is between the Town Beach property and North Shore Road. Proposed pavilion and fenced enclosure would not be visible from any structures on the Camp Hope property.

Public Works Assistant Supervisor and Landscape Architect B. Seamans was present for the application. Proposal is part of a two year development plan for improvements to the Litchfield Town Beach funded by a DEEP grant. Upgrades include a new parking area, rain garden ADA accessibility, new furniture (six picnic tables and twelve Adirondak chairs) and construction of a 20' x 30' Amish pavilion. Location for pavilion was selected as there is already an existing clearing and no trees would need to be cut down. Location is also well shaded. If pavilion is moved east and

outside of the rear setback, walking path from boat house to Bantam Lake will be obstructed and boats would be carried through the pavilion. If moved beyond walking path, pavilion would be placed too close to or within parking lot, boat ramp area or beach. Additionally, there was a lengthy discussion regarding the enclosed dumpster area. All agreed, concrete slab and screening are not permanent structures and location provides easiest access for the garbage truck. For both variances, the rear setback is the safest option for pedestrians and picnickers.

It was noted, application received a favorable recommendation from DRAC on 07/03/25 and approval from IWC on 07/09/25. If application receives ZBA approval, it still requires PZC site plan modification approval. B. Donohue motioned to close the public hearing at 8:02 pm, D. Foss seconded and vote to close was unanimous.

### **REGULAR MEETING**

#### **Consider Case – 25-09-01**

The Commission discussed the long narrow rectangle shape of the property, with the driveway and a high volume of traffic on the entire east side and includes boat launching, creates a dangerous situation for pedestrians. Therefore, pedestrian traffic will be diverted to the sidewalk on the western side of the property. The dumpster pad location is a direct route for the driver and will not require a K turn. The well thought out master plan presented for town beach improvements has established pavilion and dumpster location within rear setback as the best solution. J. Zwick moved to approve the application for the variance from Sec. 1.2. RR District Subsection 2. Building Placement Rear Setback 50' for a 25' rear yard variance for the construction of a 20' x 30' pavilion and an 8' rear yard variance for the installation of a 12' x 9' concrete pad with a fenced enclosure for the dumpster, B. McKernan seconded, there was no additional discussion and approval was unanimous.

#### **Approval of Minutes – June 5, 2025 Special Meeting.**

B. Mc Kernan moved to approve the 06/05/25 minutes, M. Blasavage seconded and vote to approve was unanimous.

#### **Adjournment**

B. Donohue moved to adjourn at 8:16 pm and vote was unanimous.

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Brian Donohue, Chairman

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Date