

MEETING MINUTES
LITCHFIELD ZONING BOARD OF APPEALS
June 2, 2026 - 7:30 pm
Town Hall Annex, 80 Doyle Road, Bantam, CT;
In Person Only

Members Present: Chairman B. Donohue, M. Blasavage, B. McKernan, J. Zwick.
Members Absent: D. Foss.

At 7:32 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 – 26-06-01

To discuss and possibly act upon – **Battistoni – 72 Clark Road** - from Sec. 1.2. Rural Residences Sub. 2. Building Placement Front Setback 50' for a 15' front yard variance for construction of new one car garage.

Owner D. Battistoni was present for the application. Legal notice was published in the Waterbury Republican on 05/23 and 05/26. B. McKernan confirmed the certificate of mailing list for the neighbor notifications. Proposal is for the construction of a 16' x 24' garage to provide protection from the weather while entering/exiting the vehicle. Garage will have a 7' door to account for wheelchair storage on top of the van. Garage will either have a handicap ramp or platform lift into the house. Existing driveway and garage are at the basement level and requires owners to navigate a wheelchair up a steep slope to the front door. Vehicle is also too tall and can not fit in the existing garage. First floor access from the rear of the house involves climbing a set of stairs. With the property's topography, only the front and side opposite the garage are at street level. Commissioner Zwick noted the side of house opposite the garage is also 12' inside the side setback. Due to an error by the Land Use office's administrative assistant, the side yard variance was not noticed or included in the agenda or legal notice. Variance request cannot proceed until modification is published and application is amended. Since there is no July regular meeting scheduled, the applicant and Commissioners determined the public hearing will be continued on 06/30 at a Special Meeting.

Motion: B. Donohue moved to continue the public hearing at a 06/30/26 Special Meeting, J. Zwick seconded and vote was unanimous.

REGULAR MEETING

Consider Case – 26-06-01

Application is continued until the 06/30 Special Meeting.

Approval of Minutes – April 23, 2026 Special Meeting

J. Zwick moved to approve the 04/23/26 minutes, M. Blasavage seconded and vote to approve was unanimous.

Adjournment

B. Donohue moved to adjourn at 7:52 pm, B. McKernan seconded and vote was unanimous.

Brian Donohue, Chairman

Date