

SPECIAL MEETING MINUTES
LITCHFIELD ZONING BOARD OF APPEALS
June 30, 2026 - 7:30 p.m.
Town Hall Annex, 80 Doyle Road, Bantam, CT
In Person Only

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

At 7:34 p.m., B. Donahue opened the meeting by taking the members' attendance and explained the format for the hearing procedure and case considerations.

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 and Sub 2. BP Side Setback 40' for a 12'side yard variance for construction of new one car garage.

Application is continued from 06/02/26. At the previous meeting, Commissioner Zwick noted the south side of the existing, house, where the garage is to be constructed, is also 12' inside the side setback. Due to an oversight/error by the Land Use administrative assistant, the side yard variance was not included in the original agenda or legal notice. The variance request could not proceed until the application was amended and published. Since there was no regular July meeting, today's Special Meeting was scheduled.

Owner D. Battistoni was again present for the application. As stated last time, the original legal notice was published in the Waterbury Republican on 05/23 and 05/26. A modified legal notice was published in the Waterbury Republication on 06/18 and 6/23. B. McKernan previously confirmed the certificate of mailing list for the neighbor notifications. The house was constructed in 1950 and is located on a narrow 3.4-acre property that slopes downhill as you move east and away from the street. The applicant reiterated 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 will 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 west facing front yard and south side are at street level. Garage received TAHD approval on 05/05.

Public Comment - No one from the public was in attendance to speak for or against the application.

Motion: B. Donohue moved to close the public hearing at 7:42 pm. J. Zwick seconded and vote to close was unanimous.

Case – 26-06-02

To discuss and possibly act upon – **Lamond – 160 Meadow Street** – three variances - from Sec1.5 HBR HR-30 Sub. 2 BP Side Setback 30' for a 1' and a 10' side yard variance and from Sub. 3 BD BC 12% for a 1% Building Coverage variance for enclosing a 3-season sunroom / covered deck over a garage.

Owner D. Lamond was present for the application. The legal notice was published in the Waterbury Republication on 06/18 and 6/23. D. Foss confirmed the certificate of mailing list for the neighbor notification letters. Proposal is for the existing rear deck to be removed and replaced with a slightly larger deck in which half will be an enclosed 3-season sunroom with the remainder a covered deck over a lower-level single car garage. The house was built in 1920 on a narrow 70' wide x 198' long 0.32-acre lot in the current HR-30 district. It was noted, the home is 20' within the front setback and side yard distance is 20' to the north and 16' to the south property lines. The existing deck stairs are located in the middle of the proposed garage entrance. In order to access the rear of the house, the deck stairs will be rebuilt on the opposite side of the driveway. To fit a vehicle within the garage and the new stairs, the width of deck was slightly increased requiring the side yard variances and an increase in building coverage from the existing 11% to just under 13%. Property has a sewer easement running down the entire length of the driveway. The Town will not allow a garage or carport in the existing driveway area or back yard. Address is within the Historic District and owner has not applied for a Certificate of Appropriateness yet. The HDC requires ZBA variance approval prior to accepting an application. TAHD approval is not required.

Public Comment - No one from the public was in attendance to speak for or against the application. Letters of support were submitted from neighbors E. J. Murphy of 162 Meadow Street and T. & L Lasker of 167 Meadow Street.

Motion: D. Foss moved to close the public hearing at a 8:07 pm, M. McKernan seconded and the vote to close was unanimous.

REGULAR MEETING

Consider Case – 26-06-01

The Commissioners were in agreement, the hardships are the grading and rear yard locations of the septic, well and wetlands. The 30' easement between the front property line and front setback will place completed garage 65' from the street. The additional ADA use of the garage is a reasonable variance request.

Motion: J. Zwick moved to approve a 15' front yard variance from Section 1.2. Rural Residences Subsection 2. Building Placement Front Setback 50' and a 12' side yard variance from Subsection 2. Building Placement Side Setback 40' for the construction of new 16' x 24' single car ADA compliant garage, M. Blasavage seconded and the motion to approve was unanimous.

Consider Case – 26-06-02

The property hardships are the preexisting, nonconforming 0.32-acre lot predates zoning regulations and the sewer easement on the entire north and west sides. The requested side yard variance will not encroach more than the existing distance into the side yards. Variance is required for the slightly longer length of the new deck to accommodate the stairs and single car garage below extending further into the rear yard. The resulting 11% to 13% building coverage increase is the only additional nonconformity.

Motion: B. Donohue moved to approve the three variances - a 1' and a 10' side yard variance from Section 1.5 Historic District Residences HR-30 Subsection 2. Building Placement Side Setback 30' and a 1% Building Coverage variance from Subsection 3 Building Placement Building Coverage 12% for the construction of an enclosed 3-season sunroom / covered deck over a single car garage, J. Zwick seconded and the motion to approve was unanimous.

Approval of Minutes – June 2, 2026

J. Zwick moved to approve the 06/02/26 minutes, M. Blasavage seconded and vote to approve by Commissioners B. Donohue, M. Blasavage, B. McKernan and J. Zwick. was unanimous. D. Foss did not attend the 06/02/26 meeting and abstained.

Adjournment

B. Donohue moved to adjourn at 8:14 pm, D. Foss seconded and vote was unanimous.

Brian Donohue, Chairman

Date