

**Minutes**  
**LITCHFIELD ZONING BOARD OF APPEALS**

**September 10 2019, 7:30 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

**Members Present:** Chairman Brian Donohue, Jeff Legendre, Bruce Watts. Brian McKernan  
**Members Absent:** None

The Chairman opened the meeting at 7:32 p.m. with a roll call of the members and explained the format of the hearing.

**PUBLIC HEARINGS**

**Case 19-9-1** - To discuss and possibly act upon a request from Karin Nystrom for a Front yard variance of 40' from Section LR(2), GSR C3(b) Aggregate and GSR H(5) and for a proposed house addition and detached garage for property at 11 Headquarters Rd. David Wilson, P.E. was present for the application and submitted return receipt mail cards. He stated this property was an old school house from the 1800's. They would like to put a small addition on the house and remove the existing one car garage and replace it with a two car garage. The new garage will be less non-conforming as it will be set back further from the road. The side yard setback conforms with GSR C(3) for smaller lots. The Historic District has approved the design. The garage cannot be moved because of the location of the septic and well. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:48 p.m., B. Watts seconded, the motion passed unanimously.

**REGULAR MEETING**

**Consider Case 19-8-5** – To discuss and possibly act upon a request from Daniel Merli for Approval of a gasoline station or motor vehicle dealer or repairer for property at 8 West State Drive. The commission discussed their roles and responsibilities in deciding this case. The property is located in a commercial zone already. B. Watts moved to approve the location of this facility, B. McKernan seconded and the motion passed unanimously.

**Consider Case 19-9-1** – B. Donohue moved to grant the variance because it doesn't increase the current non conformity and cannot be placed anywhere else on the property due to location of septic, well, etc., B. McKernan seconded and the motion passed unanimously.

**Approval of Minutes – August 6, 2019** – B. Watts moved to approve the minutes, B. McKernan seconded and the motion passed unanimously.

**Possible Executive Session to discuss pending litigation - None**

**Adjournment**

B. Donohue moved to adjourn at 8:02 p.m. B. Watts seconded and the motion passed unanimously.



Brian Donohue  
Chairman

Date