

**MINUTES – SPECIAL MEETING
LITCHFIELD ZONING BOARD OF APPEALS**

**May 14 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 7:31 p.m. with a roll call of the members and explained the format of the hearing.

PUBLIC HEARINGS

Case 19-4-1 - To discuss and possibly act upon a request from East Litchfield Volunteer Fire Company for a Variance from General Standards & Requirements Section G, Signs 1(a) for a proposed sign for property at corner of Wheeler Road and East Street. Lt. Troy Kaiser was present for the application. He showed the board the design of the sign with dimensions and a map showing the location and setbacks for the sign. No one spoke in favor or opposition to the application. B. Donohue moved to close the hearing at 7:43, B. Watts seconded and the motion passed unanimously.

Case 19-4-2 - To discuss and possibly act upon a request from Brian & Jean M. Hagan for a Rear yard variance of 30.5' from RR Section 2, Building coverage variance of 6% from RR Section 3 and bulk variance from General Standards & Requirements Section F(5) for a proposed new single family dwelling for property at 38 North Shore Rd. Dennis McMorro, P.E. from Berkshire Engineering was present. He stated that he resent certified mail cards to neighbors. He explained that this lot is so small that everything on the lot is non-conforming. The existing home will be demolished. The existing house and deck are currently in the setbacks. The new house will be a different shape and will have a wraparound deck. The new house will be 10 sf smaller. No one spoke in favor or opposition to the application. B. Donohue moved to close the hearing at 8:00, J. Legendre seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case 19-4-1 – B. McKernan moved to grant the variance because the sign setback is sufficient from both streets with no sight line restrictions and the sign meets the sign regulations as shown in the specs provided, B. Donohue seconded and the motion passed unanimously.

Consider Case 19-4-2 – B. Donohue moved to grant the variance because of the preexisting non-conforming size of the lot and the new dwelling will not expand the non-conformity, B. McKernan seconded and the motion passed unanimously.

Approval of Minutes – January 8 and April 2 2019

B. Watts moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

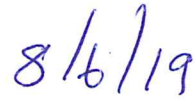
Possible Executive Session to discuss pending litigation - None

Adjournment

B. Donohue moved to adjourn at 8:13 p.m., B. McKernan seconded and the motion passed unanimously.

A handwritten signature in blue ink, appearing to read "B. Donohue".

Brian Donohue
Chairman

A handwritten date in blue ink, "8/6/19".

Date