

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

September 4, 2018, 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 7:34 p.m. and did a roll call of the members. All members were present.

B. Donohue moved to add Case 18-8-2 to the agenda for consideration, B. Watts seconded and the motion passed unanimously.

Consider Case 18-8-2 - The Board opened the discussion on a request for a 2 car detached garage. The board discussed the fact that the house was built in the 1990s and already has a garage under the house. They did not feel that the applicant presented a hardship. B. Donohue moved to deny the variance because no hardship was presented to the board, B. McKernan seconded and the motion passed unanimously.

PUBLIC HEARINGS

The Chairman explained the format for the hearings.

Case 18-9-1 - To discuss and possibly act upon a request from Todd Bailey for Side yard variance of 15' and rear yard variance of 52' from HR20 Section 2 for a proposed in ground pool for property at 38 Torrington Road. The hearing opened at 7:43 p.m. Mr. Bailey was present and submitted return receipt mail cards. He explained that the lot is a small non-conforming lot and he wishes to install a pool for his family to enjoy. He has Historic District approval. The house was built in 1920. The house and garage are already non-conforming. The placement of the pool will minimize visibility to it from other properties and the yard is surrounded by a 6' privacy fence. No one spoke for or against the application. The hearing closed at 7:54 p.m.

REGULAR MEETING

Consider Case 18-9-1 – B. McKernan moved to grant the variance because the house and lot predates zoning, Historic District approval has been granted and because of the size of the lot there is no other location on the lot to place the pool, B. Watts seconded and the motion passed unanimously.

Approval of Minutes – August 27, 2018 – B. Donohue 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 8:03 p.m., B. McKernan seconded and the motion passed unanimously.

A handwritten signature in black ink, appearing to read 'B. Donohue', written in a cursive style.

Brian Donohue
Chairman

A handwritten date '1/8/19' in black ink, written in a cursive style.

Date