

Minutes – Special Meeting
LITCHFIELD ZONING BOARD OF APPEALS
August 27, 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

PUBLIC HEARINGS

Case 18-8-1 - To discuss and possibly act upon a request from John Martin for Front yard variance of 8' from Section HR20 (2) for a proposed handicap ramp for property at 82 Meadow Street. The Chairman opened the Public Hearing at 7:33 and explained the hearing procedure. John Martin was present for the application and submitted return receipt mail cards. He explained there is an apartment upstairs and an office on the bottom floor of this building. He would like to install a handicap ramp to replace a set of existing stairs. The house was built in 1861. The project has been approved by the Historic District. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:37, B. McKernan seconded and the motion passed unanimously.

Case 18-8-2 – To discuss and possibly act upon a request from Jean-Pierre.R.J. Vincent for Side yard variance of 20.5' from Non-Conforming Uses, Buildings/Structures, Lots, Section H (5) and RR(2) for a proposed detached garage for property at 76 Goodhouse Rd. The Chairman opened the Public Hearing at 7:38. Steven Latour, R.L.S. was present for the application and submitted return receipt mail cards. He explained that Mr. Vincent is seeking to construct a 24 x 36' detached garage. The hardships include the location of the septic system which requires a 10 foot setback and the rear of the property contains a steep slope that include wetlands. The house was built in 1995. The house has a two car garage underneath. Mr. Vincent would like the new garage to store his antique cars and for extra storage. No one spoke for or against the application. B. McKernan moved to close the hearing at 7:50, B. Watts seconded and the motion passed unanimously.

Case 18-8-3 – To discuss and possibly act upon a request from For U Builders (Uruburu) for Front yard variance of 2' from Non-Conforming Uses, Buildings/Structures, Lots, Section H (5) and HR20 (2) for a proposed deck and wheelchair ramp for property at 40 Sedgewick La. The Chairman opened the Public Hearing at 7:51. John Williams was present for the application and submitted return receipt mail cards. Mr. Williams explained that the homeowner would like to add 2 feet to build a deck in the rear and a wheelchair ramp on the side of the house. The proposed location of the wheelchair ramp is the only place that makes sense as it relates to entry into the house as there is not enough room to run the ramp on the front of the house. The house was built in the 1900's. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:56, J. Legendre seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case 18-8-1 – B. Donohue moved to grant the variance because the house predates zoning and is already non-conforming and the safety issues because of ADA access, B. McKernan seconded and the motion passed unanimously.

Consider Case 18-8-2 – The Board struggled with the issue of a self-imposed hardship because the lot and present house was built in 1995 and already has a garage. B. McKernan moved to continue this

application consideration to the next meeting to allow members to take another look at this application and the neighborhood.

Consider Case 18-8-3 – J. Legendre moved to grant the variance because the house pre-dates zoning and for handicap access, B. McKernan seconded and the motion passed unanimously.

Approval of Minutes – June 5, 2018 – B. Watts moved to approve, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation - None

Adjournment

B. Donohue Moved to adjourn at 8:10, J. Legendre seconded and the motion passed unanimously.



Brian Donohue
Chairman



Date