

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

November 9, 2017 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

Chairman Donohue called the meeting to order at 7:30 and explained the format of the meeting.

PUBLIC HEARING

Case 17-10-2 – To discuss and possibly act on a request for Front yard variance of 2' from RR 2, side yard variance of 7.5' from General Standards/Requirements C.3.b and Section F.5 for second floor addition and Front yard variance of 8.5' from RR2 for a proposed front porch for property at 241 Brush Hill Road. Dennis McMorrow, P.E. of Berkshire Engineering was present for the application. Because the hearing opened last month, the return mail cards were submitted then. He explained that the current existing house and garage are within the required setbacks. The existing house is only 744 sf. The owners would like to add a second floor for additional living space. The second variance is for a front porch. This addition would probably increase property values in the neighborhood. No one spoke in favor or opposition to the application. B. McKernan moved to close the hearing, J. Legendre seconded and the hearing closed at 7:53 p.m.

Case 17-11-1 - To discuss and possibly act on a request for Side yard variance of 12' and rear yard variance of 3' from RR #2, General Standards and Requirements C.3(b) and F 5 for a proposed woodworking shop addition to garage for property at 2 Newton Road. Mr. Nicholson, Sr. was present for the application and submitted return receipt mail cards. The original house was built in 1812 the garage was added in the 1930's and the lot is less than a half acre. The proposed woodshop will be located in the rear of the garage and not extend into the existing non-conforming setback any further. No one spoke for or against the application. B. Donohue moved to close the hearing at 8:02 p.m., B. Watts seconded and the motion passed unanimously.

Case 17-11-2 - To discuss and possibly act on a request for Side yard variance of 8.5' for lot 1 from RR #2 and side yard variance of 14' for lot 2 from RR #2 for a proposed 3 lot subdivision and common driveway variance from General Standards and Requirements, Section C.2 for property at 160 Wigwam Road. Dennis McMorrow, P.E. of Berkshire Engineering and John Morosoni were present for the application and submitted return receipt mail cards. Mr. McMorrow explained that 160 Wigwam Road is a 75 acre parcel with two primary dwellings. The property line runs down the existing driveway serving 3 properties. The owners would like to subdivide the parcel so that each dwelling

has their own lot. The variances requested are to bring each lot into compliance with subdivision regulations. Bunny & Danny Morosini spoke in favor of the application. No one spoke in opposition to the application. B. McKernan moved to close the hearing at 8:27 p.m., J. Legendre seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case 17-10-2 – B. McKernan moved to grant the variance because the house predates zoning and the requested variances will not increase the non-conformity, B. Donohue seconded and the motion passed unanimously.

Consider Case 17-11-1 – B. McKernan moved to grant the variance because the garage predates zoning and will not increase the non-conformity, J. Legendre seconded and the motion passed unanimously.

Consider Case 17-11-2 – B. Donohue moved to grant the variances because the lot predates zoning, topography for the common driveway and existing ponds, B. McKernan seconded and the motion passed unanimously.

Approval of Minutes – October 3, 2017 – B. Watts moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Review and approve 2018 ZBA meeting calendar

B. Donohue moved to adopt meeting dates as amended, B. McKernan seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation

None

Adjournment

B. Donohue moved to adjourn at 8:45 p.m., B. Watts seconded and the motion passed unanimously.



Brian Donohue
Chairman



Date