

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**  
**September 7, 2021 - 7:30 p.m.**  
**Town Hall Annex**  
**80 Doyle Rd., Bantam, CT**

**Members Present:** Brian McKernan, Lara Hillman, Brian Donohue

**Members Absent:** David Foss, Burke Gibney

B. Donohue 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 21-9-1** To discuss and possibly act upon a request from Chris Zibell for a Front yard variance of 25.5' from RR Section 2 and Enlargement/addition variance from Section GSR H5 for a proposed addition to dwelling and screened porch for property at 121 Naser Road.

Dennis McMorrow, P.E. of Berkshire Engineering was present for the application and submitted return receipt mail cards. Mr. Zibell was also present. The existing dwelling is almost completely in the existing front setback. The existing dwelling is 18.6' from the front street line.

A portion of the dwelling on the south side was removed. This was 236 sf and was completely in the front setback. Part of the proposed addition and the new screened porch is within the old non-conforming section of the dwelling which was removed. The area of the new addition and screened porch that is within the front setback line is 234 sf. The proposed addition will not be any closer than the existing house. The hardship is that the house was built in 1912 well before zoning regulations.

B. Donohue moved to continue the hearing to October 5, L. Hillman seconded and the motion passed unanimously.

**Case 21-9-2** To discuss and possibly act upon a request from ConEdison Solutions for a Rear yard variance of 25' from RR Section 2 for a proposed ground mount solar array for property at 26 Scenic View Dr.

Jim Olimpieri from ConEdison Solutions was present. He submitted return receipt mail cards. The Board asked why the panel couldn't be moved more to the south to get it out of the required setback. They are having trouble siting this array due to the location of the septic and a tree line. The return receipt mail cards were not completely filled out with names and addresses. A discussion ensued on this being a self-created hardship because the house and accessories to the house have been built recently. The panels cannot be mounted on the roof because of the hip roof and dormers. The Board requested the applicant submit the list of property owners that were notified for the next meeting.

B. Donohue moved to continue the hearing until October 5, L. Hillman seconded and the motion passed unanimously.

**Case 21-9-3** To discuss and possibly act upon a request from Steven McCombs for a Side yard variance of 25' from RR Section 2 and Enlargement/Additions from GSR H(5) for a proposed second story addition for property at 276 Cathole Road.

No one was present for the application. The application was continued to October 5.

**REGULAR MEETING**

**Consider Case – 21-9-1 - Continued**

**Consider Case - 21-9-2 - Continued**

**Consider Case – 21-9-3 - Continued**

**Approval of Minutes – August 3, 2021**

Jonathan Zwick was present to express his interest in joining the Board. He has a Master's Degree in architecture.

**Adjournment**

B. Donohue moved to adjourn at 8:21, L. Hillman seconded and the meeting adjourned.

A handwritten signature in black ink, appearing to read "B. Donohue", with a long horizontal flourish extending to the right.

Brian Donohue  
Chairman

October 5 2021  
Date