

Minutes
LITCHFIELD ZONING BOARD OF APPEALS
November 9, 2021 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd., Bantam, CT

Members Present: Brian Donohue, Brian McKernan, Lara Hillman, Burke Gibney, Jonathan Zwick, David Foss

Members Absent:

B. Donohue opened the meeting at 7:36 p.m. with a roll call of the members and explained the format of the hearing.

PUBLIC HEARINGS

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.

Mr. McCombs was present for the application and submitted return receipt mail cards. He explained that this proposal is for the smaller house on the lot; the accessory apartment. The house is small and he would like to enlarge it to allow for a larger bedroom in the new loft area on the second floor. The existing well is located close to the house on the south side. The current house is 533 sf and the second floor addition will add another 315 sf for a total of 848 sf of living area; which still meets the requirements of the Special Exception Accessory Apartment regulations. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:54, D. Foss seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case – 21-9-3 – B. Donohue moved to grant the variance because the house predates zoning, it is not enlarging the footprint and is a reasonable alteration to add a bedroom to this small dwelling, D. Foss seconded and the motion passed unanimously.

Approval of Minutes – October 5, 2021

D. Foss moved to approve, B. Gibney seconded and the motion passed unanimously.

Adopt 2022 meeting dates – B. McKernan moved to adopt, B. Donohue seconded and the motion passed unanimously.

Adjournment

B. Donohue Moved to adjourn at 8:06 , L. Hillman seconded and the meeting adjourned.



Brian Donohue
Chairman

12/7/21

Date