

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**  
**February 1, 2022 - 7:30 p.m.**  
**Town Hall Annex**  
**80 Doyle Rd., Bantam, CT**

**Members Present:** Brian Donohue, Lara Hillman, Jonathan Zwick, David Foss

**Members Absent:** Brian McKernan

B. Donohue opened the meeting at 7:35 p.m. with a roll call of the members and explained the format of the hearing.

**PUBLIC HEARINGS**

**Case 22-1-1** To discuss and possibly act upon a request from Lex-Litchfield, LLC (1) West Setback of 10', (2) east Setback of 8.4', (3) Aggregate of 23.4' (4) Rear set back 24.1' from HTC Section 2. (5) Building Coverage of 30.2%, (6) Building Height of 7.08' (7) hanging sign variance from Section 4 (8) Enlargement/addition from GSR H5 for property at 15 West Street. **(WITHDRAWN)**

**Case 22-2-1** To discuss and possibly act upon a request from Lex-Litchfield, LLC (1) West Setback of 10', (2) east Setback of 8.4', (3) Aggregate of 23.4' (4) Rear of 29.4' from HTC Section 2. (5) Building Coverage of 30.2%, (6) Building Height of 13.08' and 15.92' Measuring Height from Section 3. (7) hanging sign variance from Section 4 (8) Enlargement/addition from GSR H5 for property at 15 West Street.

Attorney Meghan Hope from the law firm of Alter & Pearson LLC and Attorney Patrick Kenny, were present for the application. Ms. Hope explained that the applicant, Lex-Litchfield, LLC is the contract purchaser of the historic Litchfield County Courthouse. The applicant is proposing to adaptively reuse the historic courthouse as a 20-room boutique hotel with a restaurant and roof terrace. The site is legally non-conforming as to the 20,000 sf minimum lot area in the HTC zone. The front portion of the Courthouse was completed in 1889 and no additions are proposed to this portion of the building. The original upper story courtroom is proposed to be maintained and converted into the hotel's restaurant. The rear portion of the existing building was constructed in 1930. In order to provide code compliant access, including an elevator, the applicant is proposing to construct an addition to the southwest corner of the building. The addition would have a footprint of 625 sf. The one-way site driveway is location in the westerly portion of the site and will connect West Street to the Post Office parcel located in the rear. A port cochere (covered entrance large enough for vehicles to pass through) is proposed in the southwest corner of the site so that guest can arrive and depart in a covered area. The main entrance to the hotel will be located in the rear of the building.

Geoffrey Fitzgerald, P.E. of Bohler explained parking requirements. The interior of the building was reviewed.

Janice Nelson, adjoining property owner spoke in favor of the application.

Jeff Russak, adjoining property owner explained that there are three easements located near/on this site; a town sewer line, an electrical line easement for 7 West Street. He is concerned that the variances are too broad and will not limit additional development in the future.

Ms. Hope offered to more specifically break down each variance according to what is requested for each.

The Board felt they needed to study the project more before coming to a decision. B. Donohue moved to continue the hearing to the March 1 meeting, J. Zwick seconded and the motion passed unanimously.

**REGULAR MEETING**

**Consider Case – 22-2-1 - Continued**

**Approval of Minutes – December 7, 2021**

L. Hillman moved to approve the minutes, D. Foss seconded and the meeting adjourned at 8:46 p.m.

**Adjournment**



Brian Donohue  
Chairman

3/1/22  
Date