

MINUTES
LITCHFIELD ZONING BOARD OF APPEALS
Special Meeting
October 18, 2022 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd., Bantam, CT
In person meeting

Members Present: Brian Donohue, David Foss, Brian McKernan, Jonathan Zwick.

Members Absent: None

At 7:33 p.m., B. Donohue opened the meeting by taking attendance of the members and explained the format of the hearing.

PUBLIC HEARING

Case - 22-10-1 To discuss and possibly act upon a request from Keith Whitehill of 130 South Lake Street for Front Yard Variance of 36.5' for front entrance redesign and Front Yard Variance of 29' for side entrance mud room addition from Litchfield District Residences Section SF Subsection 2. Building Placement Front Setback 50'.

Keith Whitehill was present for the application. Assessor's list and 11 postal green cards were confirmed. Home was built by his family in 1950 and needs some corrective updates. The left side of the house has a southern exposed wall and chimney that creates a lot of winter melt and refreeze. Walkway to the door is regularly a skating rink and dangerous. Mudroom addition will enclose southern wall and chimney. Sloping roof of front entrance creates the identical issue with an icy walkway. Idea to improve safety came from neighboring house that did a similar change to entry way roof line about 30 years ago.

Public comment: K. Whitehill brought several family members for support but no one spoke for or against the application. B. Donahue moved to close the hearing at 7:46 pm, D. Foss seconded and all voted in favor.

REGULAR MEETING

Consider Case – 22-10-1

Commission discussed snow and ice safety issue, building predates zoning regulations and only small section of house will extend two feet beyond existing structure. Motion made by J. Zwick to grant approval, seconded by D. Foss, vote was unanimous. Case 22-10-1 was approved.

Approval of Minutes – September 6, 2022

B. Donahue moved to approve minutes, D. Foss seconded and vote was unanimous.

Adjournment

At 7:51 pm, B. Donahue motioned to adjourn, J. Zwick seconded and vote was unanimous.

Brian Donohue
Chairman

Date