

**MINUTES
SPECIAL MEETING
LITCHFIELD ZONING BOARD OF APPEALS
JULY 11, 2023 - 7:30 p.m.
Town Hall Annex
80 Doyle Rd., Bantam, CT
In person meeting**

Members Present: B. Donohue, M. Blasavage, D. Foss, B. McKernan, J. Zwick.
Members Absent: None.

At 7:34 p.m., B. Donohue opened the meeting by taking attendance of the members and explained the format for the continued hearing and case considerations.

PUBLIC HEARING

Case - 23-6-1 To discuss and possibly act upon a request from Michael Larsen of 35 Van Winkle Road – Variance for enlargement of deck area by 144 square feet, General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions.

M. Larsen was present for the application. B. Donohue confirmed the postal green cards. A 144 square foot gazebo was recently removed. Application is to extend/widen deck by 6' or 144 total square feet. Deck is at the back of the house and is facing the lake. White Memorial and IWC have issued approvals.

Public Comment: S. Van Winkle of 37 Van Winkle Road supports the changes to the deck at her grandparent's former cottage. No one spoke in opposition of the application. B. Donohue motioned to close the hearing at 7:42 pm, B. McKernan seconded, there was no discussion and vote to close was unanimous.

Case - 23-6-3 To discuss and possibly act upon a request from Frutteto Amore Fattoria Trust of 28 Jefferson Hill Road South – For construction of two hay and equipment barns for a front yard variance of 70' from Specific Standards and Requirements Section J. Farm Subsection 1.

Public hearing was closed at the 06/06/23 meeting. Case should have only been on agenda under REGULAR MEETING for consideration.

REGULAR MEETING

Consider Case – 23-6-1

Commission discussed application has White Memorial support. Deck's 144 square foot enlargement is equal to the square footage eliminated by removing the gazebo. The hardship is lot is non-conforming. J. Zwick motioned to approve the enlargement of deck area by 144 square feet with a variance from General Standards and Requirements H. Non-Conforming Uses, Buildings/Structures, Lots 5. Enlargement or Additions, B. Donohue seconded, there was no discussion and approval vote was unanimous.

Consider Case – 23-6-3

Commission noted zoning regulations for a residential property outbuilding only requires a 50' front setback. It is unclear if use of hay barns on property are for a commercial farm, hobby farm or is it even classified as a farm. During the discussion, M. Chadwick decided to withdraw his application.

Approval of Minutes – June 6, 2023

D. Foss moved to approve the 06/06/23 minutes, J. Zwick seconded, there was no discussion and vote was unanimous.

Adjournment

B. Donohue moved to adjourn at 8:18 pm, B. McKernan seconded, there was no discussion and vote was unanimous.

Brian Donohue, Chairman

Date