

MINUTES
SPECIAL MEETING
LITCHFIELD ZONING BOARD OF APPEALS
Wednesday, January 17, 2024 - 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 7:30 p.m., B. Donohue opened the meeting by taking attendance of the members and explained the format for the hearings and case consideration.

PUBLIC HEARING

Case – 24-1-1

To discuss and possibly act upon a request from the Bantam Civic Assoc. for 273 Bantam Lake Road – Variances for a maintenance shed for front yard variance of 35’ from Rural Residences Section 2. Building Placement Front Setback 50’ and Maintenance Shed 10’ from rear or side lot line (not permitted in front yard)

Bantam Civic Association President P. Griffin was present for the application. B. McKernan confirmed the postal green cards. B. Donohue read the legal notice published on 12/26/23 and 1/2/2024. Property currently has an electrical shed and shed to store the zero-turn mower. Third shed to be added will store a new tractor. Proposed prefab shed will be in line with existing sheds and a similar distance from the road. A tree line screens sheds visibility from the street. Shed can not be placed beyond the 50’ front setback as it would be in the middle of the baseball field. Other structures located at the back of the property have been vandalized. Shed at front of property will provide better protection for investment of new tractor.

Public Comment – K. Griffin spoke in favor of the application. There was no one else to speak for or against the proposal. B. Donohue moved to close the public hearing at 7:43 pm, M. Blasavage seconded, there was no discussion and vote to close was unanimous.

REGULAR MEETING

Consider Case – 24-1-1

Commission discussed proposed third shed will be in line with existing sheds approved many years ago. Visibility from the street will be minimal. Shed must be within the 50 foot setback or it would be located in the middle of baseball field. Hardship is safety concerns due to several incidents of vandalism, including a fire, to other structures located on the property. B. Donohue moved to approve the variances for a maintenance shed for front yard variance of 35' from Rural Residences Section 2. Building Placement Front Setback 50' and Maintenance Shed 10' from rear or side lot line (not permitted in front yard), D. Foss seconded, there was no discussion and approval vote was unanimous.

Approval of Minutes – November 7, 2023

J. Zwick moved to approve the 11/07/23 minutes, M. Blasavage seconded, there was no discussion and approval vote was unanimous.

Adjournment

B. Donohue moved to adjourn at 7:46 pm, D. Foss seconded, there was no discussion and vote was unanimous.

Brian Donohue, Chairman1

Date