

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

March 7, 2017 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Brian Donohue, Brian McKernan, Jeff Legendre, Bruce Watts, Virginia Dean

Members Absent: None

Chairman Donohue called the meeting to order at 7:30 and explained the format of the meeting.

PUBLIC HEARING

Case 17-3-1 - To discuss and possibly act upon a request from Thomas & Daphne Deeds for a Side yard variance of 5' from Residential District RR Section 2 and General Standards & Requirements Section F(5) for a proposed addition for property at 55 West Morris Road. The hearing opened at 7:30. Mr. & Mrs. Deeds were present for the application and submitted return receipt mail cards. Mrs. Deeds explained that they have a very small house; it's 1,000 sf with one bedroom and one bath. They would like to add a second bedroom and bath on the main floor so they can grow old in this house. The current bedroom is upstairs and she has already fallen down the stairs. The lot is 5 acres. She explained that their hardship is due to the location of the septic in proximity to the house and the topography drops off on the right side of the house. The house was built in 1950. No one spoke for or against the application. B. Watts moved to close the hearing at 7:50 p.m., G. Dean seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case 17-3-1 – Brian McKernan move to grant the variance considering the hardships of ledge and topography and septic field and well locations. The house is also pre-existing non-conforming because it was built in 1950. The proposed location appears to be the only way to add a 1st floor bedroom, Bruce Watts seconded and the motion passed unanimously.

Approval of Minutes – December 6, 2016 – B. Donohue moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation - None

Adjournment – G. Dean moved to adjourn at 8:00, J. Legendre seconded and the motion passed unanimously.



Brian Donohue
Chairman

9/5/17
Date