

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**

September 1, 2015 7:30 p.m.  
Town Hall Annex, 80 Doyle Rd., Bantam, CT

**Members Present:** Chairman Brian Donohue, Jeff Legendre, Bruce Watts, Virginia Dean, Andrew Ide

**Members Absent:** Brian McKernan

The Chairman called the meeting to order at 7:33 and explained the format of the hearings. Bruce Watts and Virginia Dean were appointed to vote on applications.

**PUBLIC HEARINGS**

**Case 15-9-1** – To discuss and possibly act upon a request from Side yard variance of 11', front yard variance of 35; from Article IV Section 2 and Enlargement variance from Article IV, 6(7) to increase pitch of roof on north elevation to conform to existing roof for property at 59 North Street. Sid & Susan Glover were present for the application and submitted return receipt mail cards. They stated that the existing gable roof is leaking and needs repair. They would like to replace the roof and would like to center the ridge beam for the new roof on the body of the house as shown on submitted architectural drawings. They stated that it will make the house look more historic and more cohesive with the surrounding houses. No one spoke in favor or opposition to the application. B. Donohue moved to close the hearing at 7:45, A. Ide seconded and the motion passed unanimously.

**Case 15-9-2** – To discuss and possibly act upon a request from Town of Litchfield for a Enlargement (height) variance of 4' from Article VI Section 6(7) for a proposed salt storage shed for property at 101 Russell Street. The hearing opened at 7:48. Len Fasano, of the Town of Litchfield was present for the application and submitted return receipt mail cards. The height variance is required for trucks coming in and out to fill with sand. No one spoke for or against the application. B. Donohue moved to close the hearing at 7:48, B. Watts seconded and the motion passed unanimously.

**REGULAR MEETING**

**Consider Case 15-9-1** – B. Donohue moved to grant the variance because the house is currently non conforming because it was built in 1849. The footprint won't change and the roof needs repair to correct water leaks and it will correct the different roof pitches, G. Dean seconded and the motion passed unanimously.

**Consider Case 15-9-2** – J. Legendre moved to grant the variance because the building is built in the existing setback and the height is needed to allow trucks to enter and exit safety, A. Ide seconded and the motion passed unanimously.

**Approval of Minutes** – August 4, and August 17, 2015, B. Donohue move to approve both sets of minutes as presented, A. Ide seconded and the motion passed unanimously.

**Possible Executive Session to discuss pending litigation** – B. Donohue moved to go into Executive Session at 7:57, G. Dean seconded and the motion passed unanimously. The Board came out of executive session at 8:08 with no action taken.

**Workshop with Board Attorney Steve Byrne**

**Adjournment**



Brian Donohue  
Chairman

Date

11/2/15