

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

April 3, 2012 -.

Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Richard Ducci, Brian McKernan, Melinda Mennillo, Virginia Dean, Brian Donohue, Andrew Ide

Members Absent: Nancy Amrich, Jeff Legendre

The Chair opened the meeting and explained the format of the hearing.

Workshop Meeting

6:30 p.m.

Training workshop with Attorney Steven Byrne.- Rescheduled to May 1, 2012

PUBLIC HEARINGS

Case 12-3-1 - To discuss and possibly act upon a request for approval of gasoline station or motor vehicle dealer or repairer location for property at 465 Bantam Road. **WITHDRAWN**

Case 12-3-4 – To discuss and possibly act upon a request for a Rear yard variance of 56' from Article IV Section 2 for a proposed generator for property at 79 Meadow Street. The Chair opened the hearing at 7:28. Ralph Matyas was present for the application and presented return receipt mail cards. The board discussed the narrowness of the lot and the fact that the placement of the generator anywhere on the lot would require a variance. The Board requested the applicant return next month with the decibel level of the proposed generator and how loud it is as it relates to other sounds. The chair read the letter from the Tavinis into the record. No one spoke in favor or opposition to the application. The hearing was continued at 7:55 to the May 1 meeting.

Case 12-4-1 – To discuss and possibly act upon a request for a Side yard variance of 14' from Article IV Section 2 and Enlargement/addition variance from Article 6 Section 6(7) for a proposed second story addition for property at 254 Chestnut Hill Road. The Chair opened the hearing at 7:56. Dennis McMorro, P.E. was present for the application and presented return receipt mail cards. This lot and house was existing prior to the regulation changes in 1987 which changed the side yard setbacks. No one spoke in favor or opposition to the application. The hearing closed at 8:15 p.m.

Case 12-4-2 – To discuss and possibly act upon a request for a Side yard variance of 30' from Article IV Section 2 for an existing generator for property at 135 South Street. The Chair opened the hearing at 8:17 p.m. Mr. Regenbogen was present for the application and presented return receipt mail cards. The generator is already existing as the applicant and his contractor did not realize that a permit was required. No one spoke in favor or opposition to the application. The hearing closed at 8:23 p.m.

Case 12-4-3 – To discuss and possibly act upon a request for a Enlargement variance from Article VI Section 6(7) for increasing existing roof pitch for property at 126 Chestnut Hill Road. The Chair opened the hearing at 8:24 p.m. Paul Hinkle and Mr. & Mrs. Wyse were present for the application and presented return receipt mail cards. Mr. Hinkle explained the requested variance as shown on the submitted plans in the file. No one spoke in favor or opposition to the application. The hearing closed at 8:35 p.m.

REGULAR MEETING

Consider Case 12-3-4 - Continued to May 1, 2012

Consider Case 12-4-1 – B. McKernan moved to approve the application because the addition will not be more non conforming than original if built at the time the house was built. M. Mennillo seconded and the motion passed unanimously.

Consider Case 12-4-2 – R. Ducci moved to approve the application because the property predates zoning and if placed in the required building envelope would cause a visual hardship for others in the neighborhood, A. Ide seconded and the motion passed unanimously.

Consider Case 12-4-3 – A. Ide moved to approve the application because the house predates zoning changes in 1987 which would have complied if built before the zone changes, B. McKernan seconded and the motion passed unanimously.

Approval of Minutes of March 6, 2012 – Continued to May 1, 2012.

Possible Executive Session to discuss pending litigation - None

Adjournment – M. Mennillo moved to adjourn at 8:40 p.m., G. Dean seconded and the motion passed unanimously.



Richard M. Ducci
Chairman

Date

5/5/12