

Minutes
LITCHFIELD ZONING BOARD OF APPEALS
October 4, 2011 - 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Richard Ducci, Brian McKernan, Melinda Mennillo, Andrew Ide, Nancy Amrich

Members Absent: Brian Donohue

Also Present: G. Dean and J. Legendre attending as prospective board members.

The Chair opened the meeting and explained the format.

CONSIDER

Case 11-9-2 - To discuss and possibly act upon a request from David Patchell for a Side yard variance of 14' from Article IV Section 2 and Enlargement from Article VI, Section 6(7) for a proposed building addition for property at 141 Woodruff Street. The Chairman explained that this hearing was closed last month but the board had questions for the zoning officer before it could make a decision. He stated that he has spoken to the zoning officer and was informed that the applicant does have permits for a concrete slab at this location. The original plan was to locate the mechanicals for this building on this slab without an enclosure. The applicant believed he had all required permits even when he changed his plans and decided to enclose this area. The enclosure is for noise abatement for the equipment. A. Ide moved to grant the variance based on the hardship that the lot predates zoning and the cement slab exists; building of the enclosure will alleviate noise pollution from the mechanicals for this building, M. Mennillo seconded and the motion passed unanimously.

Approval of Minutes of September 6, 2011 – M. Mennillo moved to approve the minutes, N. Amrich seconded and the motion passed unanimously.

The Chair mentioned that The Request for Capital Expenses for next fiscal year has been received and this Board does not have any Capital requests.

Possible Executive Session to discuss pending litigation - None

Adjournment - M. Mennillo moved to adjourn at 7:45, N. Amrich seconded, motion passed unanimously.



Richard M. Ducci
Chairman

Date

12-06-11