

**Minutes**  
**LITCHFIELD ZONING BOARD OF APPEALS**

**February 7, 2012 - 7:30 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

**Members Present:** Chairman Richard Ducci, Brian McKernan, Melinda Mennillo, Nancy Amrich, Jeff Legendre, Brian Donohue, Andrew Ide

**Members Absent:** Virginia Dean

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

**PUBLIC HEARINGS**

**Case 12-2-1** - To discuss and possibly act upon a request for Front Yard variance of 18 ' Maximum building coverage from 25% to 31% and parking from 51 to 20 spaces from Article IV Section 2 and enlargement from Article VI, Section 6(7) for a proposed building addition for property at 85 Thomaston Road. Dennis McMorrow, P.E. and Michael Yuchunas were present for the application. Mr. McMorrow submitted return receipt mail cards and explained the current approved variances that exist on this property. On the south side of the building additional office space is needed. The request 2' variance is for the overhang of the building, the actual building will not be in the setback. No one spoke in favor or opposition to the application. The hearing closed at 7:42 p.m.

**Case 12-2-2** – To discuss and possibly act upon a request for a Side yard variance of 20 ' from Article IV Section 2 for a proposed generator for property at 144 South Street. Mr. & Mrs. Mashburn were present for the application and submitted return receipt mail cards. Mr. Ducci asked why they want to install the generator so far from the house. The applicants stated that noise is a factor and that placing it so far back it will also be farther away from the neighbors house as well. The Mashburns explained that the lot is also wet in areas. No one spoke in favor or opposition to the application. The hearing closed at 7:53 p.m.

**REGULAR MEETING**

**Consider Case 12-2-1** – B. McKernan moved to grant the variance based on the unique shape and size of the lot. The granting of the variance would allow the business to continue in its current location, B. Donohue seconded and the motion passed unanimously.

**Consider Case 12-2-2** – B. Donohue moved to grant the variance based on the narrowness of the lot and that the lot is a non-conforming pre-existing lot, A. Ide seconded and the motion passed unanimously.

**Approval of Minutes of January 3, 2012** – N. Amrich moved to approve the minutes, M. Mennillo seconded and the motion passed unanimously.

**Possible Executive Session to discuss pending litigation** – N. Amrich moved to go into executive session at 8:08, B. Donohue seconded and the motion passed unanimously.

The Board came out of executive session at 8:14 p.m. with no action taken.

**Adjournment** – N. Amrich moved to adjourn at 8:14, A. Ide seconded and the motion passed unanimously.

Richard M. Ducci  
Chairman

Date