

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

March 6, 2012 - 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Richard Ducci, Nancy Amrich, Jeff Legendre, Brian Donohue, Andrew Ide

Members Absent: Virginia Dean, Brian McKernan, Melinda Mennillo

The Chair opened the meeting at 7:37 p.m. and explained the format of the hearing.

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. No one was present for the application, the Board closed the hearing at 7:43 p.m.

Case 12-3-2 – To discuss and possibly act upon a request for a Side yard variance of 8' and 6' from Article IV Section 2 and 8' aggregate for a proposed building replacement property at 60 West Street. Fred Tieman and Henry Osowiecki were present for the application and submitted return receipt mail cards. Mr. Tieman explained that this is a rebuild of a garage that was destroyed by fire. The previous structure encroached on the adjacent property and they are proposing to bring the new building back onto their own property. No one spoke in favor or opposition to the application. The hearing closed at 7:48 p.m.

Case 12-3-3 – To discuss and possibly act upon a request for a Front yard variance of 36' and side yard variance of 28' from Article IV Section 2 and Enlargement variance from Article 6 Section 6(7) for demo of two buildings and replace with one new building for property at 595 Bantam Road. Dennis McMorro, P.E. and Michael Boe, Architect and Mr. & Mrs. Strom were present for the application. Mr. McMorro explained that the two existing buildings on the property will be removed and be replaced by one new building. The two existing buildings are currently non-conforming. The one new building will be less conforming. The shape of the lot appears to follow the shape of the existing buildings, which makes it unique. The new building will improve the character of the neighborhood because the current buildings are in disrepair. No one spoke in favor or opposition to the application. The hearing closed at 7:56 p.m.

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. This case will be continued to April 3 because the notification letters to the neighbors listed the wrong hearing date on them. The applicant will need to re-notify the neighbors of the correct date.

REGULAR MEETING

Consider Case 12-3-1 – The Board took no action because no one was present for the application and the hearing was not held.

Consider Case 12-3-2 – Brian Donohue moved to grant the variance based on the decrease in the non-conformity of the existing building footprint and that the new structure is replacing a structure destroyed by fire, A. Ide seconded and the motion passed unanimously.

Consider Case 12-3-3 – Andrew Ide moved to grant the variance because the new building will be less non-conforming than the existing two buildings and the new building will add to the aesthetics of the

neighborhood. It was also noted that the property lines seem to follow the shape of the existing building which would make it difficult to change anything on that property, B. Donohue seconded and the motion passed unanimously.

Consider Case 12-3-4 - Continued to April 3, 2012

Approval of Minutes of February 7, 2012 – A. Ide moved to approve the minutes, N. Amrich seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation – The Chair moved to go into executive session at 8:04, A. Ide seconded. The Board came out of Executive Session at 8:07 p.m. with no action taken.

Adjournment – B. Donohue moved to adjourn at 8:08 p.m., N. Amrich seconded and the motion passed unanimously.

Richard M. Ducci
Chairman

Date

DRAFT