

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

**November 3, 2015 7:30 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

**Members Present:** Chairman Brian Donohue, Brian McKernan, Jeff Legendre, Virginia Dean

**Members Absent:** Bruce Watts, Andrew Ide

The Chairman called the meeting to order at 7:33 and explained the format of the hearings. All members were appointed to vote on applications.

**PUBLIC HEARING**

**Case 15-11-1** – To discuss and possibly act upon a request from Marc & Courtney Dalke for a Rear yard variance of 29' from Article IV Section 2 for a proposed in ground pool for property at 5 Baldwin Hill Rd. Mr. & Mrs. Dalke were present for the application. Mr. Dalke explained that their property is a corner lot and is a non-conforming lot because it is only .923 acres of land. The variance is needed because the septic and well locations do not allow for the placement of the pool anywhere else on the property. He showed the Board pictures of a pool that existed on the property in the 1970's, it was filled in, but the liner is still showing in the same location. No one spoke in favor or opposition to the application. B. Donohue moved to close the hearing at 7:54, V. Dean seconded and the motion passed unanimously.

**REGULAR MEETING**

**Consider Case 15-11-1** – B. McKernan moved to grant the variance based on the location of the well, septic and septic reserve area and evidence there was an existing pool in that location and the lot is non-conforming, J. Legendre seconded and the motion passed unanimously.

**Approval of Minutes – September 1, 2015** – B. Donohue moved to accept the minutes, J. Legendre seconded and the motion passed unanimously.

**Approve and adopt 2016 meeting dates** – B. Donohue moved to approve 2016 meeting dates, B. McKernan seconded and the motion passed unanimously.

**Possible Executive Session to discuss pending litigation** – B. Donohue moved to go into executive session as 8:04 p.m. J. Legendre seconded and the motion passed unanimously.

The Board came out of Executive Session at 8:09 p.m. with no action taken.

**Adjournment** – B. Donohue moved to adjourn at 8:09 p.m., J. Legendre seconded and the motion passed unanimously.

Brian Donohue  
Chairman

Date