

SPECIAL MEETING MINUTES
LITCHFIELD ZONING BOARD OF APPEALS

March 5, 2013 -

Town Hall Annex, 80 Doyle Rd., Bantam, CT – 7:30 p.m.

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

Members Absent: Brian Donohue, Nancy Amrich

The Chair opened the meeting at 7:30 p.m. and explained the format of the hearings. He appointed M. Mennillo, G. Dean and J. Legendre to vote on the case this evening.

PUBLIC HEARINGS

Case 13-2-1 – To discuss and possibly act upon a request for a Front yard variance of 35 ' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed 1 story addition and 2 car garage for property at 303 Torrington Road. Michael Boe, Architect and home owner Athena Halkiotis were present for the application. The Chair explained that this is a continued hearing from last month. The applicant submitted return receipt mail cards. Mr. Boe explained that this lot is long and narrow and the existing house is already constructed in the required setback. The owners would like to add a 1 story addition to the house with a connection to a new 2 car garage. There is an existing right of way to the state for drainage that goes right through the proposed construction area. The state has agreed to abandon the existing drainage and relocate it to the side yard with a new easement. There is a brook to the rear of the property. No one spoke in favor or opposition to the application. The hearing closed at 7:48 p.m.

REGULAR MEETING

Consider Case 13-2-1 – Melinda Mennillo moved to approve the variance because the house predates zoning regulations and the topography only allows for adding to the footprint in this location. The variance is granted with the condition that the applicant receive written confirmation that the State of Connecticut has abandoned the existing drainage easement, Jeff Legendre seconded and the motion passed unanimously with B. McKernan abstaining because he was not present at the last hearing.

Approval of Minutes of February 5, 2013 – G. Dean moved to approve the minutes, M. Mennillo seconded and the motion passed unanimously.

Adjournment – R. Ducci moved to adjourn A. Ide seconded and the meeting at 8:00 p.m.



5-7-13

Richard M. Ducci
Chairman

Date