

**MINUTES**  
**LITCHFIELD ZONING BOARD OF APPEALS**

April 1, 2014, 7:30 p.m.  
Town Hall Annex, 80 Doyle Rd., Bantam, CT

**Members Present:** Chairman Richard Ducci, Brian Donohue, Brian McKernan, Melinda Mennillo, Virginia Dean

**Members Absent:** Andrew Ide, Jeff Legendre

The Chair opened the meeting at 7:35 p.m. and explained the format of the hearings. The chair stated that all members present will vote on tonight's application.

**PUBLIC HEARINGS**

**Case 14-4-1** – To discuss and possibly act upon a request for Front yard variance of 8' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) to demolish and rebuild existing dwelling for property at 99 North Shore Road. Mr. Demers and Ken Hrica, PE were present for the application and submitted return receipts for the required mailing. Mr. Hrica explained the proposal as shown on maps included in the file. Mr. Demers stated that the work to be done will begin in the fall per White Memorial's requirements and sign off from DEEP for the holding tank. No one spoke for or against the application. The hearing closed at 7:55 p.m.

**REGULAR MEETING**

**Consider Case 14-4-1** – B. Donohue moved to grant the requested variance because the structure is impossible to be put anywhere else on the property. The current structure is a safety hazard and all approvals have been granted. It will be rebuilt slightly less non conforming. B. McKernan seconded and the motion passed unanimously.

**Approval of Minutes of February 4, 2014** – V. Dean moved to approve minutes, B. Donohue seconded and the motion passed unanimously.

Adjournment – M. Mennillo moved to adjourn, V. Dean seconded and the motion passed unanimously.



Richard M. Ducci  
Chairman

5-14-14

Date