

MINUTES
LITCHFIELD ZONING BOARD OF APPEALS

May 5, 2015 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Brian Donohue, Brian McKernan, Jeff Legendre, Andrew Ide
Members Absent: Virginia Dean, Bruce Watts

The Chairman called the meeting to order at 7:30 and explained the format of the hearings.

PUBLIC HEARINGS

Case 15-5-1 – To discuss and possibly act upon a request from Gary Copeland for Side yard variance of 4' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed side addition and bulk variance for front porch repair for property at 342 Bantam Rd. for property at 342 Bantam Rd. Gary Copeland was present for the application and submitted return receipt mail cards. He explained that he will be replacing the roof on the building and adding a small addition in the rear of the building that will line up with the current side of the building as shown on plans he submitted. Several members of the Litchfield Ponds Homeowners Association and Wesleigh Condos association noted that they just received the certified notice of the hearing today in the mail. B. Donohue moved to continue the hearing until next month to allow ample time for all unit owners of the condos to be notified by their respective homeowner boards, B. McKernan seconded and the motion passed unanimously.

Case 15-5-2 – To discuss and possibly act upon a request from Kenise Barnes & Mark Graf for a Side yard variance of 17' and a rear yard variance of 59' from Article IV Section 2 for rotating and rebuilding existing shed for property at 90 East Street. The chairman opened the hearing at 7:55 p.m. Mark Graf was present for the application and submitted return receipt mail cards. Abby Taylor was also present for the application. Mr. Graf stated that they would like to remove the existing one car garage and replace it with a small shed that would be turned and orientated so that they can use the area to safely turn their vehicles around to exit the property. Currently, the lack of space for turning often makes it necessary to back out of the steep narrow driveway, which is 200' long onto East Street. Mr. Roenberg of 64 East Street spoke in favor of the application. There were concerns that the notices were not received in a timely manner and the Board would like to continue the hearing to ensure that all neighbors were notified. B. Donohue moved to continue the hearing to next month, J. Legendre seconded and the motion passed unanimously.

Case 15-5-3 – To discuss and possibly act upon a request from Forman School for an Enlargement variance from Article VI Section 6(7) for a proposed increase of existing dormer size for property at 12 Norfolk Road (Morris Dormitory). The chairman opened the hearing at 8:20 p.m. Robert Scodari and Mike Kowalchick were present for the application and submitted return receipt mail cards. The request is to modify the existing dog house dormers on the north and south side of the Morris Dormitory to shed dormers to allow for additional living space for students in those rooms. Fred Colson and Ted Murphy spoke in favor of the application. The chair moved to close the hearing at 8:27, M. McKernan seconded and the motion passed unanimously.

REGULAR MEETING

Consider Case 15-4-3 – There was a discussion on procedures from the hearing last month. The Board adjourned this discussion to deliberate on Case 15-5-3.

Consider Case 15-5-1- Continued to next moth

Consider Case 15-5-2 – Continued to next month.

Consider Case 15-5-3 – A. Ide moved to grant the variance because the request does not increase the footprint of the building and will better utilize the interior space of the building, J. Legendre seconded and the motion passed unanimously.

Consider Case 15-4-3 – The Board continued their deliberations. B. Donohue moved to continue the hearing to next month, B, McKernan seconded and the motion passed unanimously.

Approval of Minutes April 7, 2015 – B. Donohue moved to approve the minutes, B. McKernan seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation

B. Donohue moved to go into executive session at 7:54 p.m. B. McKernan seconded and the motion passed unanimously.

The Board came out of executive session at 9:04 p.m. with no action taken.

Adjournment

B. Donohue moved to adjourn at 9:04 p.m., A. Ide seconded and the motion passed unanimously.

Brian Donohue
Chairman



Date

6/2/15