

Minutes
LITCHFIELD ZONING BOARD OF APPEALS
June 7, 2011 - 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Richard Ducci, Brian McKernan, Melinda Mennillo, Andrew Ide, Brian Donohue, Nancy Amrich

Members Absent:

The Chair opened the public hearings at 7:30 p.m. and explained the format of the hearings.

PUBLIC HEARINGS

Case 11-6-1 - To discuss and possibly act upon a request from Benedict H. Ebner for a Rear yard variance of 21', Side yard variance of 9.5 and Aggregate variance of 15.5 from Article IV Section 2 for proposed installation of 2 air conditioner units for property at 52 Wolcott Street. Mr. Ebner was present for the application and submitted return receipt mail cards. He explained that his property is very small and he really doesn't have much room to install the condensers. He has spoken with the neighbor closest to his property that would be most impacted and they have no issues with the proposal. He is installing a new quieter unit so it will not disturb neighbors. No one spoke in favor or opposition to the application. The hearing closed at 7:42 p.m.

Case 11-6-2 - To discuss and possibly act upon a request from CTP Associates LLC for a Rear yard variance of 16', 5' front yard variance from Article IV Section 2, and Enlargement variance from Article VI, Section 6(7) for a proposed reconstruction of portion of building for property at 1265 Bantam Road. Dennis McMorrow, P.E. of Berkshire Engineering and Pat Hill were present for the application and submitted return receipt mail cards. Mr. McMorrow explained that the property is approximately three quarters of an acre. The existing buildings have collapsed due to weather. They are currently non-conforming in their setbacks. The new building will be reconstructed in the original location of the Quonset hut with a portion of the new building being relocated as shown on the plans. The proposed plan will make the site and buildings less non conforming. No one spoke in favor or opposition to the application. The hearing closed at 7:52 p.m.

REGULAR MEETING

Consider Case 11-6-1 – B. Donohue moved to grant the variance with the hardship being that the lot predates zoning and the lot is small. The units will be quiet and in an acceptable spot on the lot, B. McKernan seconded and the motion passed unanimously.

Consider Case 11-6-2.- A. Ide moved to grant the variance with the hardship being the lot predates zoning and any reconstruction of the buildings will require variances and the new placement of the buildings will be less non-conforming, M. Mennillo seconded and the motion passed unanimously.

Approval of Minutes of April 5, 2011 – B. Donohue moved to approve the minutes as submitted, M. Mennillo seconded and the motion passed unanimously.

Nancy Amrich arrived at the meeting.

Election of Officers – Annual Meeting

N. Amrich moved to continue with the same slate of officers, A. Ide seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation

A. Ide moved to go into Executive session at 8:03, N. Amrich seconded and the motion passed unanimously. The Board came out of Executive Session at 8:12 p.m. with no action taken.

Adjournment – B. McKernan moved to adjourn at 8:13 p.m., A. Ide seconded and the motion passed unanimously.



8-02-11

Richard M. Ducci
Chairman

Date