

MINUTES
LITCHFIELD ZONING BOARD OF APPEALS

April 5, 2011 - 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

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

Members Absent: Nancy Amrich, Andrew Ide

The Chair appointed Melinda Mennillo to vote this evening.

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

PUBLIC HERINGS

Case 11-4-1 - To discuss and possibly act upon a request from Barbara Beebe for a Side yard variance of 32' from Article IV Section 2 and Enlargement variance from Article 6, Section 6(7) for a proposed second story addition for property at 401 East Litchfield Road. Mr. & Mrs. Beebe and Robert Goodwin were present for the application. Mr. Beebe submitted return receipt cards. He explained that they would like to add a master bath and bedroom above the existing garage. It will be no higher than the existing roof line. The footprint will not change. No one spoke in favor or opposition to the application. The hearing closed at 7:44 p.m.

Case 11-4-2 - To discuss and possibly act upon a request from Litchfield Country Club for a Side yard variance of 17' from Article IV Section 2 and Enlargement variance from Article 6, Section 6(7) for a proposed storage shed for property at 256 Old South Road. The hearing opened at 7:44 p.m. Dennis McMorrow, P.E. of Berkshire Engineering was present for the application. He submitted return receipt cards. He explained that the existing shed was damaged by a tree limb over the winter. The new shed will be placed basically in the same footprint with it being shifted inward, away from the property line as shown on the submitted plan. The hardship is that the shed is pre existing non conforming and will not increase the nonconformity and if they had to move the shed they would loose parking spaces. No one spoke in favor or opposition to the application. The hearing closed at 7:57 p.m.

REGULAR MEETING

Consider Case 11-4-1 – B. McKernan moved to grant the variance based on the hardship that the house predates zoning, the footprint will not change and the height will be the same as the existing, M. Mennillo seconded and the motion passed unanimously.

Consider Case 11-4-2. – B. Donohue moved to grant the variance based on the hardship of the topography and the reduction of the current parking spaces if the shed were moved. Approval based on a 10'x16' shed on a similar footprint as submitted on plot plan, M. Mennillo seconded and the motion passed unanimously.

Approval of Minutes of January 4, 2011 – B. McKernan moved to approve the minutes, M. Mennillo seconded and the motion passed unanimously.

Election of Officers – Annual Meeting – The Board postponed the annual meeting until the May meeting because all regular members are not present,

Possible Executive Session to discuss pending litigation

R. Ducci moved to go into Executive Session at 7:59 p.m. B. Donohue seconded and the motion passed unanimously.

The Board came out of executive session at 8:05 p.m. with no action taken.

Adjournment

M. Mennillo moved to adjourn at 8:06 p.m., B. McKernan seconded and the motion passed unanimously.

Richard M. Ducci
Chairman

Date