

Minutes
LITCHFIELD ZONING BOARD OF APPEALS
December 3, 2013
Town Hall Annex, 80 Doyle Rd., Bantam, CT – 7:30 p.m.

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

The Chair opened the meeting at 7:30 p.m. and explained the format of the hearings. He appointed Melinda Mennillo as a voting member for tonight's application.

PUBLIC HEARINGS

Case 13-12-1 - To discuss and possibly act upon a request for a Height Enlargement variance of 18" for reconstruction of foundation and 8' 2" to increase roof height from Article VI Section 6(7) for demo and rebuild on same footprint for property at 22 Litwin Road. Peter Litwin was present for the application. He explained the history of the family farm. He explained that the house was built in 1946 and sits in the current required 50' front yard setback. His daughter and son-in-law will be moving into the house. They have started demolishing the interior to renovate but have discovered that the house is beyond repair as is. They would like to demolish the existing house and rebuild on the same footprint. They need to raise the foundation height 18" to bring it into compliance with current building code, they will also be changing the existing roofline. The house will be expanded in the rear which meets zoning requirements and will not encroach any further into the non-conforming front yard setback. No one spoke in favor or opposition to the application. The hearing closed at 7:45 p.m.

REGULAR MEETING

Consider Case 13-12-1 – A. Ide moved to grant the requested variances because the house predates zoning and needs to be rebuilt to bring it up to current building codes to make it a safe structure to live in, M. Mennillo seconded and the motion passed unanimously.

Approval of Minutes of September 3, 2013 – J. Legendre moved to approve the minutes, N. Amrich seconded and the motion passed unanimously.

Adopt 2014 meeting dates – B. Donohue moved adopt 2014 meeting dates, N. Amrich seconded and the motion passed unanimously.

The Chair read a letter of resignation from Board Member Nancy Amrich who will be stepping down as of January 1, 2014. The Board thanked Nancy for her many years of service to the Town and the Board, she will be missed.

Adjournment – M. Mennillo moved to adjourn, N. Amrich seconded and the meeting adjourned at 7:55 p.m.

Richard M. Ducci
Chairman



Date 02.04.14