

**Minutes**  
**LITCHFIELD ZONING BOARD OF APPEALS**

**August 2, 2011 - 7:30 p.m.**  
**Town Hall Annex, 80 Doyle Rd., Bantam, CT**

**Members Present:** Chairman Richard Ducci, Brian McKernan, Melinda Mennillo, Nancy Amrich

**Members Absent:** Andrew Ide, Brian Donohue

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

**PUBLIC HEARINGS**

**Case 11-8-1** - To discuss and possibly act upon a request for Location approval for motor vehicle dealers/repairs license for Ron's Automotive Center, Inc. property located at 22 Thomaston Road. Michael Leonard was present for the application. He stated that he has a previous approval from this board for partial use of his building. This evening he is asking for full use of the building for service and repair. No one spoke in favor or opposition to the application. The hearing closed at 7:37 p.m.

**Case 11-8-2** - To discuss and possibly act upon a request for location approval for motor vehicle dealers/repairs license for Litchfield Motor Cars, LLC property located at 18 Thomaston Road. The hearing opened at 7:37 p.m. Richard Santella was present for the application. He stated that there will be no change to what was previously approved for use there. No one spoke in favor or opposition to the application. The hearing closed at 7:40 p.m.

**Case 11-8-3** - To discuss and possibly act upon a request from Michael Mitnik for a Side yard variance of 3' , front yard variance of 31' from Article IV Section 2 and Enlargement/Addition variance from Article VI, Section 6(7) for a proposed second story addition for property at 200 West Street. The hearing opened at 7:40 p.m. All board members visited the property. Mr. Mitnik was present for the application and submitted return receipt cards. He would like to expand living space into the existing garage with a bedroom above. The footprint will only change slightly to allow for the aligning of the front wall between the garage and living space, but will not go beyond the existing footprint boundaries. The house predates zoning and is currently non conforming in setback requirements. No one spoke in favor or opposition to the application. The hearing closed at 7:48 p.m.

**REGULAR MEETING**

**Consider Case 11-8-1** - Melinda Mennillo moved to grant the Location approval for motor vehicle dealers/repairs license for Ron's Automotive Center, Inc., Brian McKernan seconded and the motion passed unanimously.

**Consider Case 11-8-2.** – Brian McKernan moved to grant the Location approval for motor vehicle dealers/repairs license for. Litchfield Motor Cars, LLC, Nancy Amrich seconded and the motion passed unanimously.

**Consider Case 11-8-3** – Brian McKernan moved to grant the variance for a proposed second story addition for property at 200 West Street because the house predates zoning and thus, is preexisting non conforming and the footprint of the house will not be increased, Melinda Mennillo seconded and the motion passed unanimously.

**Approval of Minutes of June 7, 2011** – M. Mennillo moved to approve the minutes with a correction, N. Amrich seconded and the motion passed unanimously.

**Possible Executive Session to discuss pending litigation** - None

**Adjournment** – N. Amrich moved to adjourn at 8:03, B. McKernan seconded and the motion passed unanimously.

Richard M. Ducci  
Chairman

Date

DRAFT