

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

August 7, 2012 -.

Town Hall Annex, 80 Doyle Rd., Bantam, CT – 7:30 p.m.

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

Members Absent: Virginia Dean, Brian Donohue

The Chair opened the meeting at 7:30 p.m. and explained the format of the hearings and appointed J. Legendre and M. Mennillo to vote on applications tonight.

PUBLIC HEARINGS

Case 12-8-1 – To discuss and possibly act upon a request for an Enlargement/Addition variance from Article VI Section 6(7) for height of non-conforming structure for property at 119 North Shore Road. Gary Giordano, P.E. and Carolyn Pollack were present for the application. Mr. Giordano submitted return receipt mail cards. Several members of the board visited the site. Mr. Giordano explained the project to the Board. This is a pre existing non conforming situation. The new dwelling will be built on a slab and will be 4 ft. taller than the present structure but will only be 1 story. There are health and safety issues with the current dwelling including mold and electrical issues. No one spoke in favor or opposition to the application. The hearing closed at 7:42 p.m.

Case 12-8-2 - To discuss and possibly act upon a request for a Front yard variance of 17' for garage and 34' front yard variance for porch from Article IV Section 2, Enlargement/Addition variance from Article VI Section 6(7) for property at 272 South Street. The Chair opened the hearing at 7:44 p.m. Mr. Beauregard was present for the application and submitted return receipt mail cards. He explained the project and the fact that his house is pre existing non conforming in setback requirements. He explained that he explored other options, but they would not eliminate some of the problems with the garage. They currently have to back out of their driveway onto South Street, which isn't safe. No one spoke in favor or opposition to the application. The hearing closed at 8:07.

Case 12-8-3 - To discuss and possibly act upon a request for a Rear yard variance of 30' from Article IV Section 2 for a proposed structure to enclose generator for property at 79 Meadow Street. The Chair opened the hearing at 8:08 p.m. Ralph Matyas was present for the application and presented return receipt mail cards. Several board members visited the property. He explained that anywhere they looked to place the generator on the property would require a variance. The proposed location will be at the end of the barn enclosed in a structure which will decrease the sound of the generator even more. The board went over several scenarios of other places it could be placed on the property. Building codes require it be placed 5 feet from any windows. The homeowner has a medical condition that requires continuous uninterrupted power usage. No one spoke for or against the application. The hearing closed at 8:17 p.m.

REGULAR MEETING

Consider Case 12-8-1 – A. Ide moved to approve the variance based on the existing non conformity of the lot the need to upgrade the dwelling for health and safety and the new dwelling is in keeping with the neighborhood, B. Donohue seconded and the motion passed unanimously.

Consider Case 12-8-2 – R. Ducci moved to approve the variance based on the uniqueness of the property and that it pre dates zoning. Safety is also a concern in backing out of the driveway, B. McKernan seconded and the motion passed unanimously.

Consider Case 12-8-3 – B. McKernan moved to approve the variance based on the fact that there are no other possible locations to place the generator that would not need a variance, N. Amrich seconded and the motion passed unanimously.

Approval of Minutes of June 5, 2012 – M. Mennillo moved to approve minutes, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation - None

Adjournment – B. Donohue moved to adjourn at 8:31, seconded by M. Mennillo

Richard M. Ducci
Chairman

Date