

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

January 3, 2012 - 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

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

Members Absent: Andrew Ide

The Chair opened the meeting and explained the format of the hearing. The Chair appointed M. Mennillo as a voting member for case 12-1-1 and J. Legendre as a voting member for case 12-1-2.

PUBLIC HEARINGS

Case 12-1-1 - To discuss and possibly act upon a Location approval for motor vehicle dealers/repairs license for Complete Automotive Sales, Inc. property located at 16-18 Thomaston Road. Richard Maiolo was present for the application and submitted return receipt cards. He explained that he will be using the building that currently houses a auto dealer/repairer. No changes will be made to the building or the use of the building. No one spoke in favor or opposition to the application. Richard Bergquist inquired about the use of the building. The hearing closed at 7:40 p.m.

Case 12-1-2 – To discuss and possibly act upon a request for a Side yard variance of 38' from Article IV Section 2 and Enlargement/Addition variance from Article VI, Section 6(7) for a proposed addition property at 105 Maple Street. Dennis McMorrow, PE and Clifford Cooper were present for the application. Mr. McMorrow explained that a 38' side yard variance was granted in 1995 for an addition. That addition is going to be demolished and a different addition will be built. The new addition will be smaller in size resulting in a net decrease in footprint of 581 sq. ft. as shown on the plans and will not alter the 38' variance already approved. A small addition is proposed to the kitchen that would result in a 2.3' setback from the property line. Discussion ensued regarding a possible lot line adjustment to move the lot line 5 or 6' so that the kitchen addition would not encroach into the side setback any more than the existing 4.1'. The applicant's engineer agreed that this would be a sensible alternative to reduce the encroachment. No one spoke in favor or opposition to the application. The hearing closed at 7:53 p.m.

REGULAR MEETING

Consider Case 12-1-1 – B. Donohue moved to approve based on the historic use of this property as a motor vehicle dealers/repairs, M. Mennillo seconded and the motion passed unanimously.

Consider Case 12-1-2 – J. Legendre moved to grant the variance with the understanding that a lot line adjustment moving the property line 5 or 6' so that the proposed kitchen addition does not protrude into the side setback any more than the existing 4.1', Brian Donohue seconded and the motion passed unanimously.

Approval of Minutes of December 6, 2011 – B. McKernan moved to approve the minutes as presented, B. Donohue seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation - R. Ducci moved to go into executive session at 8:06, N. Amrich seconded and the motion passed unanimously.

The board came out of executive session at 8:13 p.m. with no action taken.

Adjournment

B. McKernan moved to adjourn at 8:13 p.m., seconded by M. Mennillo, motion passed unanimously.

Richard M. Ducci
Chairman

Date

DRAFT