

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

August 2, 2016 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Brian Donohue, Brian McKernan, Jeff Legendre, Bruce Watts, Virginia Dean.

Members Absent: None

Chairman Donohue called the meeting to order at 7:32 and explained the format of the meeting.

PUBLIC HEARINGS

Case 16-8-1 – For a request from Bridget Grady for Side yard variance of 10' from RR #2 for a proposed secondary egress deck for property at 97 South Lake Street. The hearing opened at 7:34 p.m. Bridget Grady & Jason Foster were present for the application and submitted return receipt mail cards. Ms. Grady explained that her dad lives in the accessory apartment located on the second floor of the garage. They would like to add a deck area with a secondary egress so that he will have an easier and safer way to exit the upstairs apartment. The only other exit from the building is through the garage. No one spoke in favor or opposition to the application. The hearing closed at 7:50 p.m.

Case 16-8-2 – For a request from Henry James Stedronsky for Side yard variance of 3' for mudroom addition, side yard variance of 7' for maintenance shed and rear yard variance of 45' for garbage storage structure from HR-20 #2 for property at 111 Meadow Street. The hearing opened at 7:51 p.m. James Stedronsky and Nancy McMillan were present for the applicant. Ms. McMillan explained that the plan for the entry way, shed and garbage kiosk do not encroach any further into the setbacks than the current structures on the lot, namely the house and garage. Historic Commission approval is pending. The lot is so small that any work on this property would require a variance. There was discussion on the lot coverage requirement. Because a variance to exceed the lot coverage was not filed with this application the Board recommended the applicants come back to them with another application for this variance. Ted Murphy spoke in favor of the application stating that he is very happy that the house will be occupied after being vacant for over 25 years. The hearing closed at 8:17 p.m.

REGULAR MEETING

Consider Case 16-8-1 – B. McKernan moved to grant the variance because it doesn't encroach further into the setback than the current structure and for safety reasons to allow for a second egress from the second floor, B. Watts seconded and the motion passed unanimously.

Consider Case 16-8-2 – B. Watts moved to grant the variance because the lot and structures are currently non-conforming, the requested variances do not encroach further into the existing setbacks, J. Legendre seconded and the motion passed unanimously.

Approval of Minutes – June 7, 2016 – B. Donohue moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation - None

Adjournment – B Donohue moved to adjourn at 8:32 J. Legendre seconded and the motion passed unanimously.



Brian Donohue
Chairman

Date