

MINUTES

LITCHFIELD ZONING BOARD OF APPEALS

April 7, 2015 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Brian Donohue, Brian McKernan, Jeff Legendre, Bruce Watts
Members Absent: Virginia Dean, Andrew Ide

The Chairman called the meeting to order at 7:30 and explained the format of the hearings. He appointed alternate member B. Watts to vote on applications this evening.

PUBLIC HEARINGS

Case 15-4-1 – To discuss and possibly act upon a request from Wilma Joas for a Front yard variance of 32' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed 4'x6' kitchen addition for property at 182 Old South Rd. Mrs. Joas was present for the application and presented return receipt mail cards. She stated that she would like to extend the kitchen into the existing cold space next to the kitchen. The house was built in 1920 with the foundation dating back to the 1800's. The Historic district commission has granted her request. No one spoke for or against the application. The hearing closed at 7:39.

Case 15-4-2 – To discuss and possibly act upon a request from Edward Weik for a Side yard variance of 17' from Article IV Section 2 and Enlargement from Article VI, Section 6(7) for a proposed 16'x24' barn for property at 551 Milton Road. The hearing opened at 7:40 with Edward Weik representing the homeowners and submitted return receipt mail cards. They are looking to construct a 16'x24' pole barn. The lot is pre dates zoning and the house was built in 1941. Windows on the side of the house and the height and scale of the house prevent the garage from being attached to it. Vivian Nesbitt spoke in favor of the application. No one spoke against the application. The hearing closed at 7:46 p.m.

Case 15-4-3 - To discuss and possibly act upon a request from Mary Sweeney, et al for a Front yard variance of 19', rear yard variance of 29' and Building Coverage variance of 11% from Article IV Section 2 for a building envelope for property on Sedgewick Lane (Map, Block Lot 219, 37A, 017). The hearing opened at 7:47 with Edward Murphy representing the homeowners and submitted return receipt mail cards. Mr. Murphy gave a brief history of the neighborhood and this subdivision. Nothing has been submitted to the historic district yet. The property owners are looking to sell this lot and would like to be able to guarantee that a house can be built on it. Mary Sweeney spoke in favor of the application. Gayle Carr expressed concerns over the size of the proposed house that could be built in this large building envelope. This would be like giving a blank check to build a house of any size that would fit into the requested envelope. A large house would not fit into the neighborhood as this is a area with small homes and lots. Several neighbors expressed concerns that property values will go down if a house is built on this lot. Gwen Pellegrino was opposed to having a variance granted for a building envelope as opposed to a house footprint. The hearing closed.

REGULAR MEETING

Consider Case 15-4-1 – B. McKernan moved to grant the variance because the house predates zoning and does not increase the non conformity, J. Legendre seconded and the motion passed unanimously.

Consider Case 15-4-2 – B. Donohue moved to grant the variance because the house predates zoning and the location of the septic system prohibits building the barn anywhere else on the lot, B. McKernan seconded and the motion passed unanimously.

Consider Case 15-4-3 – The board commented that they don't remember having other building envelope cases before it. They discussed the vagueness of requesting a variance for an envelope as opposed to a building footprint. B. McKernan moved to continue this discussion until the next meeting on May 5, J. Legendre seconded and the motion passed unanimously.

Approval of Minutes January 6, 2015 – B. Donohue moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation – The Board went into executive session at 8:36. The Board came out of executive session at 8:55 with no action taken.

Adjournment – B. McKernan moved to adjourn at 8:56, B. Watts seconded and the motion passed unanimously.

Brian Donohue
Chairman

Date