

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

**December 6, 2016 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

Chairman Donohue called the meeting to order at 7:34 and explained the format of the meeting.

**PUBLIC HEARINGS**

**Case 16-12-1** – To discuss and possibility act upon a request from Kenneth Merz (for Courtney Saulnier) for a Side yard variance of 9' from Residential District HR30 Section 2 and General Standards & Requirements Section F(5) for a proposed addition for property at 66 North Street. The hearing opened at 7:37 p.m. John Martin, Architect was present for the application and submitted return receipt mail cards. He explained this addition is for a mudroom in the rear of the house behind the existing garage. This is an interior lot so it cannot be seen from North Street. The house was built in 1950 and predates zoning and the house current exists in the required side yard setback. The proposed addition will not encroach any further into the setback. Adjoining property owner, Michael LaHart spoke in favor of the application. No one spoke against the application. B. Donohue moved to close the hearing at 7:44, B. McKernan seconded and the motion passed unanimously.

**Case 16-12-2** – To discuss and possibility act upon a request from Milton Gregory Grew (for 7 North Street Litchfield, LLC) for a Building coverage variance of 0.8% from current 40.47% to 41.27% from Commerce District HTC Section 3 for widening elevated walkway from 8 ft. to 10 ft. for property at 7 North Street. The hearing opened at 7:44 p.m. Mr. Grew and Russ Barton were present for the application and submitted return receipt mail cards. He explained the building was built in the 1800's. They have received several variances for this property for adaptive reuse. This request if to widen the elevated walkway to better serve the businesses that will use it. The wooden deck that is currently there is only for a reference. It will be replaced with a steel walkway. Historic District approval has been granted. No one spoke in favor or opposition to the application. B. Donohue moved to close the hearing at 7:55, J. Legendre seconded and the motion passed unanimously.

**Consider Case 16-12-1** – B. McKernan moved to grant the variance because the house predates zoning and the proposal doesn't encroach further into the existing setback, J. Legendre seconded and the motion passed unanimously.

**Consider Case 16-12-1** – B. Donohue moved to grant the variance because the building predates zoning and will be better for safety for people entering and exiting the building, B. McKernan seconded and the motion passed unanimously.

**Approval of Minutes – November 1, 2016** – B. Watts moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

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

The Chairman read a letter from David Battistoni dated 11/7/16.

**Adjournment** - J. Legendre moved to adjourn at 8:07 p.m., B. Watts seconded and the motion passed unanimously.

Brian Donohue  
Chairman

Date

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