

Minutes
LITCHFIELD ZONING BOARD OF APPEALS
February 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

The Chairman called the meeting to order at 7:35. All members were appointed to vote on applications.

Consider Case 15-12-2 - To discuss and possibly act upon a request from 7 North Street Litchfield, LLC from Article VI, Section 1, (5d, 5g, 5f, 5m 5n, 5j, 7). Article III, BH Historic Business Zone, Section 4. Article VIII, Section 4d. Article IV, Section 2B setbacks & coverage. Art. III, BH Zone Sect. 2. Art. VI, Sect. 6.7 for property at 7 North Street. The Board members visited the site again and noted that the building is setback more than they had realized.

The Board discussed the variance request (Article VI, Section 6.7) regarding lot coverage for the north staircase, northwest porch and the north elevator shaft and agreed that some of these structures already exist on the property and that others are necessary to make the building useable.

They addressed the variance request (Article II, BH) Buffers and felt that the size of the existing building and lot, being non-conforming now, leaves no room for screening and cannot possibly conform.

Variance from Article IV Section 2B for side yard and aggregate setbacks go hand in hand with the coverage variance requested for the porches, stairways and elevators.

The Chair stated that variance for parking was the biggest issue for him. He stated that the current limited parking there; including one handicap space and 3 additional spaces, could be used for the proposed residential units, thus meeting regulations for that use but there is no additional parking for other uses. The Board felt that additional parking could be accomplished through use of the municipal lot across the green and street parking. Any use of the property requires parking and because the building was built in the 1800's as a jail it was not constructed to accommodate today's parking requirements.

The remaining variances tie into what has already been discussed. The board feels the plan has been well thought out and agree that anything being proposed for the building will require variances. The age and established use of the building limits any present day use and the only other option would be to demolish the building and rebuild. Because it is an historic building the board would not like to see it demolished.

B. Donohue moved to grant the variances requested for the property at 7 North Street Litchfield, LLC from Article VI, Section 1, (5d, 5g, 5f, 5m 5n, 5j, 7). Article III, BH Historic Business Zone, Section 4. Article VIII, Section 4d. Article IV, Section 2B setbacks & coverage. Art. III, BH Zone Sect. 2. Art. VI, Sect. 6.7 because the property predates zoning and dates back to the 1800's, the increase for the building coverage is for public safety for fire, police and ADA access so there is minimal increase to the non-conforming coverage. The property has

no self-created hardships and the motion to approve is on the plan that was presented, B. Watts, seconded and the motion passed unanimously.

The chair noted that all 5 members of the board will vote on this application and have been present for all public hearings.

Approval of Minutes – December 1, 2015 – B. Donohue moved to approve the minutes, B. McKernan seconded and the motion passed unanimously. The Chair noted that A. Ide has resigned from the Board as of last meeting. The Chair did not receive a formal resignation but will check that it was submitted to the Town Clerk.

Possible Executive Session to discuss pending litigation - The Chair made the motion to go into Executive Session at 8:05, V. Dean seconded and the motion passed unanimously. The Board came out of Executive Session at 8:28 p.m. with no action taken.

Adjournment – The meeting adjourned at 8:28 p.m.

Brian Donohue
Chairman

Date