

Minutes
LITCHFIELD ZONING BOARD OF APPEALS

September 2, 2014, 7:30 p.m.
Town Hall Annex, 80 Doyle Rd., Bantam, CT

Members Present: Chairman Brian Donohue, Virginia Dean, Jeff Legendre, Andrew Ide
Members Absent: Brian McKernan, Melinda Mennillo

The Chair opened the meeting at 7:35 p.m. and explained the format of the hearings. The chair stated that all members present will vote on tonight's applications.

PUBLIC HEARINGS

Case 14-9-1 – To discuss and possibly act upon a request for Rear yard variance of 9.5' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed addition for property at 94 Fern Ave. The Chair opened the hearing at 7:31 p.m. Sarah Worden was present for the application and presented certified mail receipts. There was discussion regarding return receipts for the mail. She stated that the addition is a small addition to the kitchen and a rebuild of the existing garage due to a structural issue. The house predates zoning, a previous variance was granted in 2003 for the garage. No one spoke in favor or opposition to the application. More discussion ensued regarding return receipt mail cards. The hearing was closed at 7:54 p.m.

Case 14-9-2 - Front yard variance of 50' from Article IV Section 2 and Enlargement variance from Article VI, Section 6(7) for a proposed addition for property at 189 Wheeler Rd. The Chair opened the hearing at 7:55 p.m. Robin Hurd and Meo Veldhuizen were present for the application and submitted return receipt mail cards. Ms. Hurd stated that they need the addition because her husband is not well and cannot climb stairs to get to the second floor bedroom and bathroom. The house currently sits in the front set back, actually a portion sits in the town right of way. The house is about 90 years old. No one spoke in favor of the application. Paul Martin was present and read a letter into the record opposing the application due to roadway issues. The Board suggested Mr. Martin address his letter and concerns to the public works department or the Board of Selectmen as this Board does not have jurisdiction over roadway issues. The hearing closed at 8:27 p.m.

REGULAR MEETING

Consider Case 14-9-1 – A. Ide moved to grant the variance because the house predates zoning and the addition will not encroach any further into the setback than the existing house, and there is no other place because of the septic, with the condition that the applicant re-notice the neighbors, J. Legendre seconded and the motion passed unanimously.

Consider Case 14-9-2 - J. Legendre moved to grant the variance because the house predates zoning, in that, the entire house is located in the required setback, and is needed for medical reasons, A. Ide seconded and the motion passed unanimously.

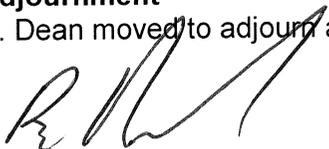
Approval of Minutes August 5, 2014 – G. Dean moved to approve the minutes, J. Legendre seconded and the motion passed unanimously.

Possible Executive Session to discuss pending litigation

None

Adjournment

V. Dean moved to adjourn at 8:45, A. Ide seconded the motion passed unanimously.



Brian Donohue
Chairman

Date 10/7/2014