

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Road, Bantam, CT

REGULAR MEETING MINUTES

Monday, March 4, 2013 7:00 p.m.

1. **Chairman, Dr. Susan Lowenthal, called the meeting to order (7:05)**
 - a. Present were Commissioners Curt Barrows, Susan Lowenthal, Dave Pavlick, Sky Post, Ralph White; Carol Bramley, Tom Waterhouse, and Alternate Commissioners Ed Doyle and Erin Kennedy
 - b. Absent: Commissioners: Peter Losee
 - c. Land Use Administrator, Dr. Dennis Tobin, was present
 - d. Appointment of alternates: Ms. Kennedy was appointed
 - e. Appointment of Acting Secretary; Mr. White was appointed
 - f. Approval of Minutes of February 19, 2013: Motion to approve by Mr. Barrows, second by Mr. Pavlick, affirmative vote unanimous with the following edits:
 - i. 10a: Mr. Post's name to be capitalized, Mr. Bramley changed to Ms. Bramley
 - ii. 5a,iv: changed to read "Dr. Lowenthal closed the public hearing"
 - iii. 5c,viii: insert "from High Bridge Road" after the word "re-entry".
 - iv. 6a: change March 14 to March 16.
 - v. 8b: change March 14 to March 16.
 - vi. 8a: change the word "commission" to "Land Use Office"
2. **Public Comment - None**
3. **Commissioners' requests – None**
4. **Review Assessors Open Space Clarification**
 - a. The section of the 10-20-80 minutes of the commission relating to fractional lots in open space was read into the record.
 - b. It was the sense of the commission that a recommendation from the Conservation Commission would be useful.
 - c. It was the expectation that the town assessor would return with an update.
 - d. It was the consensus of the commission that a review of the Litchfield Planning and Zoning regulations dating from the 80's and 90's would be needed.
5. **Proposed amendment to the zoning regulations (Article IV, Section 5a and 5b)**
 - a. Mr. Barrows moved and Mr. Pavlick seconded a motion to refer the proposed amendments to the zoning regulations (Article IV, Section 5a and 5b) to the applicable regional planning agencies and surrounding towns, voting in the affirmative: Barrows, Pavlick, Post, Lowenthal, Bramley, Kennedy, voting in the negative: Waterhouse. The motion passed. Dr. Lowenthal set the public hearing for May 6, 2013.
6. **Land Use Administrator Report**
 - a. Some signage has been removed from the DOT right-of-way
 - b. Dr. Tobin has submitted the budget to the town.

- c. First Selectman, Paul has “frozen” this budget for the remainder of the fiscal year. Dr. Lowenthal noted that the Commission, nonetheless, must function and will address additional expenditures if needed, on a case by case, application by application bases.

7. New Business

- a. Mr. Waterhouse, Mr. Pavlick, and Mr. Barrows volunteered to form a committee, tentatively to be called the “Old Route 8 Committee” to evaluate the current status of uses and consider the possibility of redistricting.

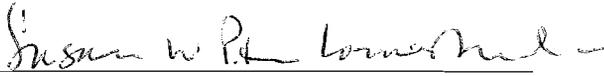
8. Correspondence - None

9. Possible Executive Session to discuss pending litigation - None

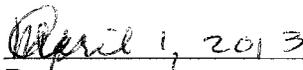
*Any new item added to the agenda requires a 2/3 majority vote of the Commission.
Taking up any item after 11PM requires a 2/3 majority vote of the Commission*

Adjournment – by acclamation at 8:40 p.m.

Respectfully Submitted,
Ralph White, Acting Secretary
March 5, 2013



Susan W. Pitman Lowenthal, MD
Chairman



Date