

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex – 80 Doyle Road, Bantam, CT

~~Draft~~ **Minutes of April 16, 2012**

- 1. Vice Chairman Tom Waterhouse called the meeting to order at 7:00 p.m.**
 - a. Present were Commissioners Curt Barrows, Carol Bramley, Peter Losee, David Pavlick, Sky Post, Tom Waterhouse, and Alternate Commissioners Edmund Doyle, Erin Kennedy, Ralph White
 - b. Absent: Commissioners: Susan Lowenthal, Alternates: none
 - c. Also Present: Land Use Administrator Dr. Dennis Tobin

- 2. Public Comment: (opened 7:01, closed 7:11)**
 - a. Joan Spear, 87 Cathole Road, proposes big box store regulation pursuant to the June 4, 2007 Plan of Conservation and Development. Handout submitted which Waterhouse accepts into the Commission's records and which is incorporated hereto by reference. Supporters present: Marcia Fowler, Annie Kelly, Tim Street-Porter, Brock Putnam, Barbara Putnam, Joe Manes, James Fischer

- 3. Appointment of Alternates.** Waterhouse appoints Doyle

- 4. Approval of Minutes of April 2, 2012 (7:15)**
 - a. Motion by Bramley, Second by Doyle, with following correction(s), affirmative vote unanimous
 - i. Paragraph 3b: Pavlick's name to be correctly spelled

- 5. Appointment of Acting Secretary:** ^{Waterhouse} ~~Lowenthal~~ appointed White (7:16)

- 6. Application Reception:**
 - a. **503 Bantam Road, Greggor McCluskey, dba BraeVal Sporting Apparel (7:17 - 7:27)**
Receive and set public hearing for May 21st for special exception for signage, Article 6, Section 10 (2c)
 - i. Phil Owens was present
 - ii. Motion by Post Second by Barrows, by , vote unanimous

- 7. Public Hearings (7:28 – 8:29)**
 - a. **15 Meadow Street, Arber, dba Employment Options. Special Exception for Educational, Instructional Institution. Article V, Section 8, Article VIII, Article IX. Opened, Closed. (7:28 – 7:38)**
 - i. Losee recuses himself 7:28
 - ii. Mr. Arber was present with Green Cards
 - iii. Motion to approve (with a restriction of occupancy by not more than eight persons, and that only one parking space on Meadow street be used, and the kiln be vented in accordance with Fire Department regulations) by Bramley, Second by Pavlick, vote unanimous
 - iv. Losee returns 7:38

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b. 29 Chestnut Hill Road, Haight Brown Vineyard, Special Exception – Winery – Teaching Kitchen (Article V, Section 10a(2)) (Opened 7:39, closed 8:06)

- i. Jacques Muratori was present with site plan
- ii. Motion to approve (8:07) by Bramley, Second Barrows, affirmative vote unanimous. Stipulations as follows:
 - 1. Eight more 6' arbor vitae on south border
 - 2. Widen south driveway 10' for two tour busses
 - 3. Remove three parking spaces to accommodate tour bus turns
 - 4. New site plan
 - 5. Site plan to include the new teaching kitchen
 - 6. Up to 3'x2' sign at designated bus parking stating "No Idling"

c. 160 East Chestnut Hill Road, Cheryl Reynolds, Special Exception for Home Occupation, Skin Care Section V (Opened 8:09 , closed 8:16)

- i. Ms. Reynolds was present with green cards
- ii. Motion to approve by Pavlick,, second by Losee, with stipulation that signage must conform to regs, affirmative vote unanimous

d. Torrington Road (Map 145, 021, 10F) – LaPlaca Oil and Propane – ~~Receive and set~~ public hearing (4/16/12) for Special Exception Business and Professional Offices (with hazardous materials) Article VIII and Article IX. Opened 8:20, ~~adjourned to the 21st of May (8:29)~~ ^{Continued} _{rescinded}

- i. ^{Mr} Ken Hrica ~~was present~~ ^{by income representing*}
- ii. Read letter from Peter C. Herbst requesting continuation on applicant's behalf.
- iii. Mr. Hrica requests a 35 day extension to June 24, 2012
- iv. Motion to continue to May 21st by Bramley, Second by Losee, affirmative vote unanimous

8. Old Business (none)

9. New Business (none)

10. Correspondence (8:30 – 8:34)

- a. From Zoning Administration, notification of April 21 Land Use Academy

11. Executive Session (Opened 8:34, closed at 8:48)

12. Adjournment (8:48)

- a. Motion by Bramley, Second by Pavlick, affirmative vote unanimous

Respectfully Submitted,
Ralph White, Acting Secretary
April 16, 2012


Thomas Waterhouse
Vice Chairman