

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

**Minutes of February 21, 2012**

**Vice Chairman Waterhouse called the meeting to order at 7:02 p.m.**

- a) Present were Commissioners Carol Bramley, Curt Barrows, Peter Losee, David Pavlick, Sky Post (7:05), and Tom Waterhouse; Alternate Commissioners Ralph White and Erin Kennedy
- b) Absent: Chairman Lowenthal, Alternate Commissioner Edmund Doyle
- c) Also present: Land Use Administrator Dr. Dennis Tobin.

**Public Comment:** None

**Appointment of Alternates:** Kennedy

**Approval of Minutes:** of February 6, 2012.

- a) Motion: Losee moved to adopt the minutes as drafted. Second: Barrows
- b) Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse
- c) Voting against: None; Abstentions: Bramley; Motion carried 6-0-1

**Commissioners' Requests:** Waterhouse requested White to act as Secretary

**Public Hearings and Considerations**

- a) **Jamie Arber, dba Employment Options LLC, 15 Meadow Street** **2/21/12**
  - o Receive and set public hearing for 3/19/12 for Special Exception – Educational Institution (pottery kiln and instruction for ambulatory traumatic brain injury patients and healthy children) in accordance with Articles V, Section 8, Article VIII, Article IX
  - o Jamie Arber was present for the application
  - o Motion by Post to set hearing for 3/19/12, Seconded by Bramley
  - o Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, Waterhouse, Losee, Bramley
  - o Voting against: none; Abstentions:; Motion carried 8-0
  
- b) **Lamont Thomas, dba Litchfield County Automotive, LLC, 465 Bantam Road** **2/21/12**
  - o Receive and set public hearing for 3/19/12 for Special Exception – General auto Repairs (not sales), in accordance with Article VIII and Article IX
  - o Lamont Thomas was present for the application
  - o Motion by Post to set hearing for 3/19/12, Seconded by Bramley,
  - o Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse, Losee, Bramley
  - o Voting against: none; Abstentions: none; Motion carried 8-0
  - o Motion to send to Design Review: by Pavlick, Second by Post
  - o Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse, Losee, Bramley
  - o Voting against: none; Abstentions: none; Motion carried 8-0

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- c) Amy Senew, dba Haight Brown Vineyard, 29 Chestnut Hill Road** **2/21/12**
- Receive and set public hearing for 3/19/12 for Special Exception, Winery, Teaching Kitchen (for wine and food pairing for sixteen students) in accordance with Article V, Section 10a(2)
  - Amy Senew was present for the application
  - Motion by Barrows to set the hearing for 3/19/12, Seconded by Losee
  - Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse, Losee, Bramley
  - Voting against: none; Abstentions: none; Motion carried 8-0
- d) Jerry Curtiss** **201 Newtown Road** **2/21/12**
- Receive and set public hearing for 3/19/12, for Special Exception for two lot subdivision, in accordance with Subdivision Regulations Article III, Step 7.2
  - Gary Giordano, P.E. and Jerry Curtiss were present for the application
  - Motion by Bramley to set hearing for 3/19/12, Seconded by Post,
  - Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse, Losee, Bramley
  - Voting against: none; Abstentions: none; Motion carried 8-0
- e) A. Gallo and Co.,** **85 Thomaston Road** **2/21/12**
- Receive Minor Modification to site plan for 264 sq. ft. building addition
  - Dennis, McMorrow, P.E. was present for the application
  - Motion by Bramley to approve the application, Seconded by Pavlick,
  - Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse, Losee, Bramley
  - Voting against: none; Abstentions: none; Motion carried 8-0
- f) Strom** **595 Bantam Road** **2/21/12**
- Receive site plan modification to demolish two buildings and replace with one new building with expanded parking.
  - Dennis McMorrow, P.E. and Barry Strom were present for the application.
  - Design Review and Zoning Board of Appeals required prior to application approval.
  - The application was continued to the March 5 meeting

**Old Business:**

- Atty. Byrne will conduct a workshop at the March 5 meeting of the Commission

**New Business:** None

**Correspondence:**

- City of Torrington to allow B&Bs in R10
- Quarterly Newsletter from CT Federation of P&Z Agencies, Winter 2012

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**Executive Session:** None

**Next Meeting:** March 5, 2012

**Adjournment:**

- a) Motion: Bramley at 8:35, Second: Pavlick
- b) Voting in favor: Barrows, Losee, Pavlick, Post, Kennedy, and Waterhouse, Losee, Bramley
- c) Voting against: None; Abstentions: None; Motion carried 8-0

Respectfully Submitted,



Ralph White, Acting Secretary

Susan W. Pitman Lowenthal, M.D. – Chairman

Date

*March 19, 2012*