

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES

July 6, 2015 - 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:04 pm.

Members Present: Curtis Barrows, Carol Bramley, Peter Losee, Denise Schlesinger, Thomas Waterhouse, David Pavlick arrived at 7:20 PM.

Members Absent: David Morgan, Dr. Susan Lowenthal

Alternate Members Present: William Conti will be appointed in lieu of Dr. Susan Lowenthal

Also Present: Land Use Administrator, Dennis Tobin, PhD

1. Appointment of Alternates: William Conti

2. Public Comment:

- a. Clifford Cooper, President of Litchfield Community Greenways thanked Dr. Tobin for removing the cease and desist order. Mr. Cooper would like the opportunity to speak before the Commission at the next meeting in order to revise the site plan.

3. Commissioners' requests: Chairman Waterhouse requested to add an item to the Agenda.

William Conti made a motion to add to Agenda as 3A – 66 Donohue Road Ext.- Foreclosure Tax Lien Property. Carol Bramley seconded. Vote of 6:0, with all in favor.

PUBLIC HEARING

3 A. 66 Donohue Road Ext. - For Tax Line Property, July 6, 2015

Nancy Southard, Tax Collector, informed the Commission regarding 66 Donohue Road Ext. has been in foreclosure. The Town has taken possession of the property which is approximately 70-80 acres. This property will be sold by sealed bid.

William Conti made a motion for a favorable report for the 66 Donohue Road Ext. - Tax Lien Property, which will be sold by sealed bid, July 6, 2015. Carol Bramley seconded. Vote of 6:0, with all in favor.

4. **Aquifer Protection Regulations.**

Summary: The hearing was opened at: 7:17 pm. Mr. Sean Suder, Planning Consultant, presented via phone conference. Mr. Suder was asked to review the Aquifer Protection Regulations and present any changes. Mr. Suder provided an overview of the regulations.

David Pavlick at 7:20 pm is now seated as a regular member.

Curtis Barrows read a Letter from Department of Energy and Conservation. This letter is on file at the Land Use Office. No Public Comment.

Carol Bramley made a motion to close the public hearing at 7:25 pm. William Conti seconded. Vote of 7:0, with all in favor.

Carol Bramley made a motion to accept the Aquifer Protection Regulations, July 6, 2015 and send to DEEP for approval with an effective date pending. William Conti seconded. Vote of 7:0, with all in favor.

PLANNING MEETING

5. Distribution of Public Hearing Draft 3: Zoning Regulations & Zoning Map

Presentation by Planning Consultant Sean Suder via phone conference at 7:26 pm. Mr. Suder presented an overview of the Zoning Regulations & Zoning Map. The Commission spoke about the Milton District, R-80 Zone, and Maple Street. The Commission stated that East of Maple Street as shown on Zoning Map will be in the RR-80 Zone.

The Commission stated that they need more time to review the zoning regulations. The Commission would like to complete several parts of proposed regulations and table the rest of the items. The Commission reviewed Mr. Suder's Project Summary outline. Mr. Suder stated he provided the Commission with four revisions, zoning map, and organization of the documents. Mr. Suder stated the work that has been completed and he would like public input.

The Commission questioned Mr. Suder regarding Article 5 & Article 6 in reference to location in the revised regulations. Mr. Suder stated they are incorporated in the Glossary of Terms. The Commission stated they cannot find them in the Glossary of Terms. The Commission wants to make sure that during the revision, i.e. – lots on Common Driveways are not missing out of the new regulations. The Commission stated they would provide their concerns in writing to Mr. Suder since they need more time to review the changes. The last red-line draft was dated June 15, 2015. The phone conference ended at 8:15 PM. The Planning and Zoning Commission will meet prior to August 3, 2015.

6. Approval of Minutes of June 15, 2015

Carol Bramley made a motion to approve the Minutes of June 15, 2015. William Conti seconded. Vote of 5:0, Curtis Barrows and David Pavlick Abstained.

7. Old Business: Dr. Tobin spoke about the lifting the cease and desist order in regards to the Litchfield Community Greenways.
8. New Business: None
9. Possible Executive Session to discuss pending litigation: None
10. Correspondence: The Commission read a letter from Barbara Putman, President East Litchfield Improvement Society concerning her methodology of revising the regulations.

Carol Bramley made a motion to close the meeting. David Pavlick seconded. Vote of 7:0, with all in approval.

Meeting ended at 8:44 pm

Respectfully Submitted,

Nancy Latour, Recording Secretary
Recording Date 07/ /15



Thomas Waterhouse, Chairman
Date 07/ /15