

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

Minutes of March 5, 2012

- 1. Chairman Susan Lowenthal called the meeting to order at 7:03 p.m.**
 - a. Present were Commissioners Carol Bramley, Curt Barrows, Peter Losee, Susan Lowenthal, David Pavlick (7:20 arrival), Sky Post, Tom Waterhouse, and Alternate Commissioners, Erin Kennedy, Ralph White
 - b. Absent: Commissioners: Alternate: Edmund Doyle
 - c. Also Present: Land Use Administrator Dr. Dennis Tobin and Planning and Zoning Attorney Stephen Byrne

- 2. Appointment of Alternates.** None appointed

- 3. Approval of Minutes** of February 21, 2012 (7:04)
 - a. Motion by Bramley with correction , Second by Post
 - b. Voting in Favor: Bramley, Barrows, Losee, Post, Waterhouse
 - c. Voting against, None, Abstentions: Lowenthal, ~~Boe~~, Motion carried 5-0-1

- 4. Appointment of Acting Secretary:** Lowenthal appointed White

- 5. Public Comment:** None

- 6. Commissioners Requests**
 - a. Lowenthal requests emails to be added to correspondence
 - b. Lowenthal requests commissioners to volunteer to attend workshops

- 7. Application Considerations**
 - a. **595 Bantam Road (7:15), Strom, 3/5/12**
 - b. Barry Strom and Michael Boe were present for the application. Application: Minor modification to site plan to demolish two buildings and replace with one new building and parking, with waiver of Design Review Committee approval, and conditioned on (1) subsequent approval by Zoning Board of Appeals, scheduled for March 6, and (2) application, approval, and granting of four future permits from Land Use Office including Demolition Permit, Building Permit, Signage, and Parking Lot. Design Review approval was waived in light of the cancellation of the March 1 meeting. Use permits will be required for all future tenants.
 - i. Motion by Waterhouse to approve, Second by Barrows
 - ii. Voting in Favor: Lowenthal, Bramley, Barrows, Losee, Post, Waterhouse, Pavlick
 - iii. Voting against: None, Abstentions, none, Motion carried 7-0

- 8. Training Workshop** by Attorney Steven Byrne (7:44) Booklets “Connecticut Federation of Planning and Zoning Agencies Workshop for Planning Commissions, written and edited by Attorney Steven E Byrne (47 pg. amended Dec 2009) and “Connecticut Federation of Planning

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and Zoning Agencies Workshop for Zoning Commissions”, written and edited by Attorney Steven E Byrne, (51 pg amended Dec 2009) were distributed and reviewed.

9. Old Business: None

10. New Business: None

11. Correspondence:

- a. Letter from Jack Healy re Bridge Committee membership vacancy
 - i. Motion by Lowenthal to add to the agenda the selection of a member for the Bridge committee. Second Barrows. Vote unanimous
 - ii. Waterhouse volunteers and is elected unanimously

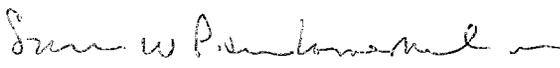
12. Executive Session to discuss pending litigation

- a. Motion by Post to go into executive session, Second by Losee, vote unanimous (9:19)
- b. Motion by Barrows to come out of executive session, Second by Bramley, vote unanimous (9:33)

13. Adjournment

- a. Motion by Waterhouse , Second by Post, vote unanimous

Respectfully Submitted,
Ralph White, Acting Secretary
March 5, 2012



Susan W. Pitman Lowenthal MD
Chairman