

**LITCHFIELD PLANNING AND ZONING COMMISSION**  
Town Hall Annex, 80 Doyle Road, Bantam, CT  
**REGULAR MEETING**  
**MINUTES**

Monday, September 12, 2011 7:00 p.m.

The Chair, Barbara Putnam called the meeting to order at 7:01 p.m.

Commissioners present: regular members Bill Burgess, Michael Italiaander, Sky Post and Barbara Putnam.

Commissioners absent: regular members Betsy Jamieson, Susan Lowenthal, Tom Waterhouse and alternates Paul Adams, Kelli Green, James Keithan

Others present: Land Use Administrator Dennis Tobin

**1. Appointment of Alternates** none present

**2. Approval of Minutes of August 15, 2011** tabled by unanimous consent

**3. Public Comment** - none

**4. Commissioners' requests** none

**5. Discussion of SB 860 with Senator Andrew Roraback**

Senator Roraback was present to discuss the implications of this bill for Commissions. He had attended a conference of developers, planners and lawyers. He explained that the bill delays when bonds can be required to the point where the public is at risk. In the case of a subdivision, before the first lot is sold, and in the case of a site plan, before a certificate of occupancy is given. Erosion and Sedimentation Control bonds can still be collected at the beginning of a project to ensure that work is completed. The bill also extends the time frame for completing site plans and subdivisions from five to 14 years. It becomes effective October 1, 2011

**6. POCAD review.**

Review recommendations and set priorities for future planning. A chart showing what the POCAD recommends for P&Z was discussed. Consensus on high priority items included

the adoption of a regulation designed to prevent big traffic generators such as "Big Box" stores

a driveway regulation, including provisions to limit new subdivisions served by roads in other towns

a study of what form a transfer of development rights regulation would make sense for our town

regulations encouraging the establishment of "complete streets" that accommodate pedestrians and bicycles as well as cars

more study of what can be done to make the town more accommodating of new farming enterprises.

**7. Sign regulations**

Report on meeting with Economic Development Commission regarding portable signs.

Barbara Putnam reported on her conversation with Economic Development.

They agreed that temporary signs are effective in promoting business. They also agreed that they should be regulated - to make them temporary and limit their numbers – in order to protect the historic and rural character of the town.

**8. Land Use Administrators Report** – permit report was circulated. There is more activity this month than there has been in quite some time.

**9. Old Business** none

**10. New Business** none

**11. Correspondence** none

**12.**

**13. Possible Executive Session to discuss pending litigation**

Sky Post moved and Bill Burgess seconded a motion to go into executive session at 9:08 p.m.

Bill Burgess moved and Sky Post seconded a motion to leave executive session at 9:26 p.m.

Adjournment at 9:26 p.m.



Barbara Putnam, Chair

Date