

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex
80 Doyle Road, Bantam, CT
REGULAR MEETING AGENDA
April 18, 2016 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:00 pm.

Members Present: Guy Baldwin, Carol Bramley, Peter Losee, Denise Schlesinger,
Thomas Waterhouse

Members Absent: Abby Conroy, Mitchell Samal

Alternate Members Present: William Conti, Nancy Tarascio-Latour

Also Present: Dennis Tobin, PhD

1. Appointment of Alternates: William Conti, Nancy Tarascio-Latour
2. Public Comment: None
3. Commissioners' requests: None

PUBLIC HEARINGS

4. **Skarupa (County Clippers) – 16 Goslee Rd., Special Exception Home Occupancy (Art. V, Section 13) for pet grooming business.**

Kimberly Skarupa presented the Commission with an overview: Torrington Area Health approval and Confirmation of Receipts. The Commission spoke about parking, hours of operation, lighting and signage. No public comment.

Peter Lossee is now seated at 7:06 pm.

William made a motion to close the public hearing. Carol Bramley seconded. Vote: 6:0:1, Nancy Tarascio-Latour – Recused.

William Conti made a motion to approve Skarupa (County Clippers), 16 Goslee Rd., for Special Exception Home Occupancy (Art. V, Section 13) for pet grooming business. Denise Schlesinger Seconded. Vote: 6:0:1, Nancy Tarascio-Latour – Recused.

5. **Larsson – 426 Bantam Lake Road. Receive and set public hearing, Special Exception Home Occupation (Art. V, Section 13) for massage therapy studio.**

Claudia Larsson presented the Commission with Confirmation of Receipts and a letter outlining why she is requesting the special exception. The Commission spoke about parking, signage (none), staff (none), License, board certification and insurance. No public comment.

Carol Bramley made a motion to close the public hearing. William Conti seconded. Vote: 7:0, All in Approval.

Carol Bramley made a motion to approve Larsson – 426 Bantam Lake Road, for Special Exception Home Occupation (Art. V, Section 13, for massage therapy studio. Peter Losee Seconded. Vote: 7:0, All in Approval.

MINOR SITE PLAN MODIFICATION

6. Friends of the Litchfield Community Greenway –South Lake St. & Whites Woods Rd – Minor Modification to bollard location on west end with new gate.

Dennis McMorrow, Berkshire Engineering & Surveying and Arthur Oles of Friends of the Litchfield Community Greenway, presented the Commission with an overview of the layout for the bollard(s). Mr. McMorrow referenced the letter from Litchfield Public Works, #5: “Provide adequate visual signage (warning beacon or equivalent) at the pathway crossing, from both directions, in order to increase safety for pedestrians and bicyclists.” Mr. McMorrow and Mr. Oles stated they will be looking into several different equivalents for the pathway crossing. Dr. Tobin spoke about signage in regards to towing, reflectors and no parking signage on the five poles. Dr. Tobin suggested approving the conditions in regards to the letter dated April 18, 2018.

Correspondence:

- a. Litchfield Public Works Department, Raz Alexe, P.E., April 18, 2016, Re: Site Plan showing Proposed Trail for Friends of the Litchfield Community Greenway, Inc., “Ghost Trail” off of White Woods Road, Litchfield, CT. Letter is on file.

William Conti made a motion approve the Minor Modification for the Friends of the Litchfield Community Greenway –South Lake St. & Whites Woods Rd; with two modifications from the letter dated April 18, 2016 from Raz Alexe, P.E, Director of Public Works: #5 – Remove “P & Z” to “Land Use Administration” and # 8, Plans to be submitted in regards to approve in 30 days. Carol Bramley seconded. Vote: 6:0:1, Nancy Tarascio-Latour – Recused.

PUBLIC HEARINGS

7. **Forman School – 12 Norfolk Rd., April 18, 2016 –Special Exception for new visual and performing arts center and fabrication lab.**
 - a. Robert A. D’Andrea, Attorney: Presented the Commission with an overview of submitted documentation.
 - b. Adam Man, Forman School: Presented the Commission with the history of the Visual and Performing Arts Center. The Center has three productions per year. Students and faculty will access the Center during the day. The Center is not rented out to the public. Mr. Man met with the Historic Commission and the Historic Commission requested: non reflective roof, vegetation, landscape and lighting.
 - c. Dennis McMorrow, Berkshire Engineering & Surveying: Presented the Commission with an overview of the Site Plan. Parking, Utilities, Wetlands Commission approval, Standard for Lot Coverage, Article VI, Section 7.1, Article VI, Section 7.2; Article VI, Section 7.3; Article VI, Section 7.4; Article VI, Section 7.5; Article VI, Section 3.
 - d. Robert Scodari, Forman School: Presented the Commission with a letter in regards to: “Dealing with chemicals in the new VPAC and Fab-Lab.”
 - e. Arthur Oles of Oles & Jerram, Inc. presented the Commission with a letter dated, April 14, 2016 in regards to: Forman School, Special Exception Application, Visual + Performing Arts Center, FabLab Addition, Litchfield, Connecticut.

Mr. D’Andrea questioned Mr. McMorrow regarding the Site Plan. The Commission spoke about landscaping.

Correspondence:

