

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES- DRAFT

April 20, 2015 - 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:02 pm.

Members Present: Curtis Barrows, Carol Bramley, Peter Losee, Dr. Susan Lowenthal, Denise Schlesinger, Thomas Waterhouse.
David Pavlick entered at 7:13 PM.

Members Absent: William Conti

Alternate Members Present: David Morgan

Also Present: Land Use Administrator, Dennis Tobin, PhD

1. Appointment of Alternates: None
2. Public Comment: None
3. Commissioners' requests: None

PUBLIC HEARING

1. **M&H Equipment Service, LLC – 8 West State Dr., April 20, 2015** – Special Exception Farm Dealership including repairs. Summary: The hearing was opened at: 7:04 PM. Patrick Howell and Neil Morgeau presented cards to the Committee. Mr. Howell and Mr. Morgeau presented several documents to the Committee. Mr. Howell and Mr. Morgeau requested the special exception farm dealership including repairs be approved. The Committee asked several questions regarding entrance, store front, waste oil, general waste items, signage, bathrooms and fire extinguishers. No Public Comment.

Curtis Barrows made a motion to close the public hearing at 7:20 pm with Carol Bramley seconding the vote. Vote of 6:0, will all in favor.

APPLICATION CONSIDERATIONS

2. **M&H Equipment Service, LLC – 8 West State Dr., April 20, 2015** – Special Exception Farm Dealership including repairs.
Curtis Barrows made a motion to approve the M&H Equipment Service, LLC – 8 West State Dr., April 20, 2015 – Special Exception Farm Dealership including repairs with a condition of signage being approved with Carol Bramley seconding the vote. Vote of 6:0, with all in favor.

Chairman Waterhouse appointed David Morgan as an alternate.

MINOR SITE PLAN MODIFICATION

3. **499A Bantam Rd. – Farm Family Insurance, April 20, 2015**– Change of use from Retail to Office. Chairman Waterhouse provided an overview for the Committee of the minor site plan modification.

4. **Land Use Administrator Report** – Dr. Tobin presented the Committee with a Report. Dr. Tobin spoke about several new businesses. Dr. Tobin stated he presented his budget to the Department of Finance.

5. **Approval of Minutes of April 6, 2015**

Carol Bramley made a motion to change the Approval of Minutes of April 6, 2015 to Approval of Minutes of March 16, 2015. Denise Schlesinger seconded, with all in favor with the following changes:

From: Distribution of Draft 1B

Copies were provided to member of the Committee: The Litchfield Land Use Regulations BLACKLINE draft to show recommended changes and the Litchfield Land Use Regulations.

To: Distribution of Draft 1B

The following copies were mailed and distributed to the members of the Commission: The Litchfield Land Use Regulations BLACKLINE draft and the Litchfield Land Use Regulations.

From: Carol Bramley made a motion to change the Approval of Minutes of March 16, 2015. David Pavlick seconded, Vote of 4:3, with three abstaining: Thomas Waterhouse, Dr. Susan Lowenthal, Peter Losee.

To: Carol Bramley made a motion to change the Approval of Minutes of March 16, 2015. David Pavlick seconded, Vote of 4:0, with three abstaining: Thomas Waterhouse, Dr. Susan Lowenthal, Peter Losee.

6. Old Business: None

7. New Business: None

8. Possible Executive Session to discuss pending litigation: None

9. Correspondence: The Commission received the following letters which are on file:

- a. State of Connecticut, April 2, 2015 – RE: EM-T-Mobile-074-150401
- b. First Selectman, April 15, 2015 –RE: Litchfield Jail Building Project
- c. Northwest Hills COG's, April 15, 2015 – “5th Thursday s Forums” for Land Use Boards & Commissions
- d. NHCOG, April 16, 2015 – Greenways Plans

Carol Bramley made a motion to close the meeting. - Dr. Susan Lowenthal, seconded, with a vote of 7:0, with all in approval.

Meeting ended at 8:16 pm.

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording date 04/ /15

Thomas Waterhouse, Chairman

Date 04/ /15