

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex,
80 Doyle Rd., Bantam, CT
REGULAR MEETING MINUTES
April 4 2016 7:00 p.m.

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

Members Present: Abby Conroy, Peter Losee, William Conti and Carol Bramley.

Members Absent: Denise Schlesinger, Susan Lowenthal, Guy Baldwin, Nancy LaTour and Mitchell Samal.

Appointment of Alternates W. Conti was appointed as a voting member.

Public Comment - None

Any member of the public may speak on any topic that is not on the agenda. Presentations shall be as brief as possible. The speaker shall be limited to three minutes unless the Chair grants an extension.

Commissioners' requests - None

REGULAR MEETING

Hrica Associates – Torrington Road (Map 145, Block 021, Lot 10F)

4/4/16

Receive Site Plan for construction of new commercial/office building and associated site improvements. Ken Hrica, P.E. of Hrica Associates was present to explain the plan. He is proposing a new 70'x30' office building and a 24'x24' garage on a vacant parcel on Torrington Road. He will connect to sewer service, but will have to drill a well for the water. Twelve parking spaces are proposed. He explained the planting plans. The garage will store the company pickup trucks and equipment. There will be a 1,000 gal. in-ground propane tank to store fuel for the heating. He has obtained wetlands approval. He reviewed a memo from NW Conservation District. He explained lighting and signage. C. Bramley moved to approve the application with the following conditions: W. Conti, seconded and the motion passed unanimously.

1. Approvals be obtained by WPCA, TAHD, Public Works, Fire Marshal, DOT and DRAC.

PLANNING MEETING

Discuss RFP/RFQ for POCAD – Dennis Tobin explained that this has been approved by the Commission last fall and was tabled until the spring for discussion. He asked the commission when they would like to begin this process. Advertisements and such need to be generated before work can begin. Carol Bramley noted that the regional planning agency should be consulted. On page 5 of the RFP there should be another item added to incorporate regional planning review/comments. W, Conti moved to send RFP out for bid, with bids to be opened by the end of May 2016 with work beginning on August 1, 2016 and ending on March 31, 2017, P. Losee seconded and the motion passed unanimously.

Present Lifetime Achievement Award to Susan Lowenthal – Dr. Lowenthal was not present. The office will get the award to her.

Approval of Minutes of March 21, 2016 – Tabled to next meeting.

Old Business - None

New Business – None

Possible Executive Session to discuss pending litigation. – None

Correspondence –State of Connecticut Siting Council dated 3/23/16

Adjournment – W. Conti moved to adjourn at 7:53, P. Losee seconded and the motion passed unanimously.



Thomas Waterhouse, Chairman

Date

4/19/16