

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES- DRAFT

August 17, 2015, 2015 - 7:00 p.m.

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

Members Present: Curtis Barrows, Carol Bramley, Denise Schlesinger, Thomas Waterhouse, David Pavlick arrived at 7:25 pm

Members Absent: David Morgan, Peter Losee, Dr. Susan Lowenthal

Alternate Members Present: William Conti

Also Present: Land Use Administrator, Dennis Tobin, PhD

1. Appointment of Alternates: William Conti
2. Public Comment: None
3. Commissioners' requests: Chairman Waterhouse requested to add an item to the Agenda, Item 4. A.

Carol Bramley made a motion to add Items 4 A., Brandywine Senior Living, 19 Constitution Way, August 17, 2015, Minor Site plan Modification to add gravel path, modify dumpster location and remove temporary parking. Curtis Barrows seconded. Vote of 5:0, with all in favor.

PUBLIC HEARINGS

1. **6645 Federal Square Realty, LLC - Village Green Dr., August 17, 2015** – Site plan for conversion of 850 sq. ft. of office space to restaurant space in Bldg. A.

Public Hearing opened at 7:03 PM. Mr. Greenberg informed the Commission he did not send the green cards out. He is requesting the Commission to keep the Public Hearing open. No Public Comment. The Commission agreed to continue the Public Hearing until September 8, 2015.

Carol Bramley made a motion to send 6645 Federal Square Realty, LLC - Village Green Dr. – Site plan for conversion of 850 sq. ft. of office space to restaurant space in Bldg. A to Public Hearing on September 8, 2015. William Conti seconded. Vote of 5:0, with all in favor.

2. **De An Zheng DBA China Rainbow Restaurant – Village Green Dr., August 17, 2015** – Special Exception Restaurant Use in Building A Unit 2B – 850 sq. ft.

Public Hearing opened at 7:05 PM. Mr. Greenberg informed the Commission he did not send the green cards out. He is requesting the Commission to keep the Public Hearing open. No Public Comment. The Commission agreed to continue the Public Hearing until September 8, 2015.

3. **1971 Weed Rd. – Kellogg, August 17, 2015**– Special Exception Accessory Apartment over existing garage (Article V, Section 1).

Public Hearing opened at 7:07 pm. Dennis McMorrow, Berkshire Engineering & Surveying, LLC., presented the Commission with an overview of the site plan. Mr. McMorrow reviewed the apartment, garage and septic. Mr. McMorrow also referenced a letter from Torrington Area Health which is on file. The Commission spoke about capacity of the septic system. No Public Comment.

Carol Bramley made a motion to close the public hearing at 7:14 pm. William Conti seconded. Vote of 5:0, with all in favor.

Carol Bramley made a motion to approve 1971 Weed Rd. – Kellogg, August 17, 2015– Special Exception Accessory Apartment over existing garage (Article V, Section 1). Curtis Barrows seconded. Vote of 5:0, with all in favor.

4. **51 Camp Hill Rd. – Skinner - Special Exception Accessory Apartment (Article V, Section 1). (WITHDRAWN)**

- 4.a. **Brandywine Senior Living, 19 Constitution Way, August 17, 2015, Minor Site plan Modification to add gravel path, modify dumpster location, remove temporary parking.** Report to Commission that we approve a minor site plan modification.

Made a motion to approve Brandywine Senior Living, 19 Constitution Way, August 17, 2015, Minor Site plan Modification to add gravel path, modify dumpster location, remove temporary parking.

David Pavlick at 7:27 pm is now seated as a regular member.

5. **Approval of Minutes of Minutes of August 3, 2015**

Mr. Healy presented the Commission a map outlining the new facilities.

To

Mr. Healy presented the Commission a site plan outlining the new facilities.

Several buildings are being added on the site map, however are not going to be constructed as of now.

To

Several buildings are being added on the site plan, however are not going to be constructed as of now.

Paul Culter presented the Commission an overview via phone conference at 7:40 pm. Mr. Culter presented an overview of the subdivision regulations.

To

Mr. Culter presented an overview of the subdivision regulations via phone conference at 7:40 pm

Chairman Waterhouse requested Sean Suder to reinsert Section 5 and Section 6 to the proposed regulations.

To

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Carol Bramley made a motion to approve the Aquifer Protection Agency amended and approved regulations established September 1, 2015. Peter Losee seconded. Vote 6:0, with all in favor.

To

Carol Bramley made a motion to approve the Aquifer Protection Agency amended and approved regulations to be effective as September 1, 2015. Peter Losee seconded. Vote 6:0, with all in favor.

Carol Bramley made a motion to approve the minutes of August 3, 2015 as correct. David Pavlick seconded. Vote 4:0, with 2, abstaining - Curtis Barrows and William Conti .

6. New Business None
7. Possible Executive Session to discuss pending litigation. None
8. Correspondence: None
9. Correspondence
 - a. Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter, Summer 2015

Carol Bramley made a motion to close the meeting. David Pavlick seconded the motion. Vote of 5:0, with all in approval.

Meeting ended at 7:34 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording Date 08/ 18 /15

Thomas Waterhouse, Chairman
Date 08/ /15