

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex.

80 Doyle Rd., Bantam, CT

**REGULAR MEETING MINUTES**

December 5, 2016 7:00 pm

Call to Order: Chairman Waterhouse called the Special Meeting to order at 7:01 pm.

Member Present: Abby Conroy, Guy Baldwin, Carol Bramley, Peter Losee, Denise Schlesinger, Thomas Waterhouse

Member Absent: Mitchell Samal, William Conti

Alternate Members Present Nancy Tarascio-Latour

Also Present: Dr. Dennis Tobin PhD

1. Appointment of Alternates: Nancy Tarascio-Latour
2. Commissioners' requests:

Denise Schlesinger made a motion to add to Agenda, 2.a, 8-24, North Shore Rd, Land Transfer. Carol Bramley seconded. Vote; 7:0. All in Favor.

**2.a. North Shore Rd. 8-24, North Shore Rd., Land Transfer.**

Raz Alexe, Town of Litchfield, Public Works provided the Commission with an overview.

Dave & Russ Burton donated parcels 187/68/4H and 187/68/4K to the Town of Litchfield for tentative Town Meeting for final approval on January 10, 2017.

*Carol Bramley made a motion to make a favorable recommendation to the Town of Litchfield to accept the donation for 8-24, North Shore Rd, Land Transfer for parcels 187/68/4H and 187/68/4K. Peter Losee seconded. Vote, 7:0. All in Favor.*

**PUBLIC HEARING**

3. **Mulberry for Gusberg – 30 Naser Rd.** Special Exception for expansion for pre-existing Accessory Apartment (960 sf) with studio space (1899 sf). (Specific Standards & Requirements, Section B). Patrick Mulberry presented the Commission with an overview.

Public Comment: None

*Carol Bramley made a motion to close the public hearing. Peter Losee seconded. Vote: 7:0. All in Favor.*

**Carol Bramley made a motion to approve Mulberry for Gusberg, 30 Naser Rd., Special Exception for Expansion for pre-existing Accessory Apartment (960 sf) with studio space (1899 sf). (Specific Standards & Requirements, Section B). Denise Schlesinger, seconded. Vote: 7:0. All in Favor.**

4. **Forman – 661 East St.** – Special Exception Home Occupations for mental health counseling. (Specific Standards & Requirements, Section 5)

Mary Forman presented the Commission with an overview.

Public Comment: None

*Peter Losee made a motion to close the public hearing. Carol Vote; 7:0. All in Favor.*

*Carol Bramley made a motion to approve Forman, 661 East St., Special Exception Home Occupations for mental health counseling. (Specific Standards & Requirements, Section 5). Denise Schlesinger seconded. Vote: 7:0. All in Favor.*

5. *Approval of Minutes of November 21, 2016*

*Abby Conroy made a motion to approve the Minutes of November 21, 2016. Peter Losee seconded. Vote: 6:0:1 (Guy Baldwin abstained).*

6. Public Comment None

7. Old Business None

8. New Business – None

9. Possible Executive Session to discuss pending litigation None

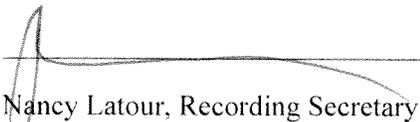
10. Correspondence

- a. Thomas and Elaine McDonnell, 259 Goodhouse Road, Litchfield, CT 06759, December 1, 2016 to Dennis Tobin, PhD, Land Use Administration regarding: Horse Regulations. Letter is on file.
- b. Eversource Frostbridge to Campville Transmission Project Weekly Project Update – Week of November 28, 2016. Letter on file.
- c. State of Connecticut, November 25, 2016 – Re: Docket No. 466. Letter is on file.
- d. Federal Communications Commission, Informational Notice of Section 106 Filings, November 15, 2016. Letter is on file.

**Guy Baldwin made a motion to close the meeting. Abby Conroy Seconded. Vote: 7:0. All in Favor.**

Meeting ended at 8:05 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary

Recording Date: 12/05/17

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Thomas Waterhouse, Chairman

Date: 12/ / 16