

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex.

80 Doyle Rd., Bantam, CT

**REGULAR MEETING MINUTES**

December 19, 2016 7:00 pm

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

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

Member Absent: Guy Baldwin, 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: Chairman Waterhouse would like to add to agenda to 2a: Dave Wilson – WPCA Recommendation for POCD and 4a: Mascia (172 Marsh Rd) Special Exception for Accessory Apartment. Carol Bramley seconded. Vote: 6:0., All in Favor.

**APPLICATION RECEPTIONS**

2a: Dave Wilson – WPCA Recommendation for POCD.

Dave Wilson, Chairman for WPCA for Litchfield provided an overview to the Commission. Service for this area would have to be pumped to Torrington and their WPCA. Capacity can be reserved at the Torrington WPCA for this area as part of their current upgrade. There are no current plans for extending service to this area. Extension of service to this area would need to be funded by those benefits or by a development of grant. The current Clean Water project funding for extensions is normally 20% Grant and 80% loan with a loan term of 20 to 30 years. Current WPCA practice and zoning regulations promote sewer avoidance. Presently extensions are to address properties with failing septic systems that cannot support code complying repair. Current WPCA collections systems expenditures are aimed at identifying and eliminating inflow and infiltration of clean water into the collection system. Extraneous flows reduce plant capacity available for added sewage.

Along the lines of sewer avoidance, it could be beneficial to have a town wide septic system management plan incorporating periodic cleaning (pumping) and inspection of onsite systems. Proper functioning septic system provide proper wastewater treatment, protect the environment and contribute to ground water recharge.

Notes and Map are on file.

***Carol Bramley made a motion to add to the map and notes as presented for POCAD for Sewer Service for Route 800, Route 118 Area as submitted by David Wilson, WPCA Chairman. Abby Conroy seconded. Vote: 6:0., All in Favor.***

**Carol Bramley left the meeting at 7:25 pm**

3. **Barton (7 North Street, LLC) – 7 North St.** – Receive minor modification to Site Plan - expand size of elevated walkway from 8' to 10' wide on south side of building.

Russell Barton provided the Commission with an update. The walkway was previously approved to be widened from 8ft to 10ft.

*Denise Schlesinger made a motion to approve Barton (7 North Street, LLC) – 7 North St., minor modification to Site Plan - expand size of elevated walkway from 8' to 10' wide on south side of building pending approval of zoning permit required. Abby Conroy. Vote: 5:0., All in favor.*

4. **Grew (7 North Street, LLC) – 7 North St.** – Minor modification to Special Exception approval to replace office use with residential units (3 apartments) for a total of 6 dwelling units. Set public hearing for January 17, 2017 (Tuesday)

Russell Barton and Harriet Saltzman provided the Commission with an overview. The Commission spoke apartments vs. condominiums and parking. The Commission requested the following items for the Public Hearing: Narrative from WPCA, Fire Marshall and parking added to the plans for the Town Meeting.

**Abby Conroy made a motion to send Grew (7 North Street, LLC) – 7 North St. – Minor modification to Special Exception approval to replace office use with residential units (3 apartments) for a total of 6 dwelling units for public hearing for January 17, 2017 (Tuesday). Peter Losee seconded. Vote: 5:0., All in Favor.**

- 4a: **Mascia - 172 Marsh Rd** - Special exception for accessory apartment. Set public hearing for January 17, 2017 (Tuesday).

Dennis McMorro, Berkshire Engineering and Surveying provided the Commission with an overview.

*Abby Conroy requested a \$2,000 application review fee for deed restriction and area of restriction as it pertains to The Litchfield Zoning Regulations, Specific Standards and Requirements - item 11A ii and 11A iii. Denise Schlesinger seconded. Vote: 4:0:1 (Nancy Tarascio-Latour abstained).*

*Abby Conroy made a motion to send Mascia - 172 Marsh Rd - Special exception for accessory apartment. Set public hearing for January 17, 2017 (Tuesday). Peter Losee seconded. Vote: 4:0:1 (Nancy Tarascio-Latour abstained).*

5. Approval of Minutes of December 5, 2016

*Abby Conroy made a motion to approve the Minutes of December 5, 2016 as corrected. Peter Losee seconded. Vote: 5:0., All in Favor.*

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

6. Public Comment

*Abby Conroy made a favorable recommendation for Michael Thomas for the appointment to fulfil Dr. Susan Lowenthal's vacancy. Denise Schlesinger seconded. Vote: 5:0, All in Favor.*

7. Old Business           None
8. New Business       None
9. Possible Executive Session to discuss pending litigation   None

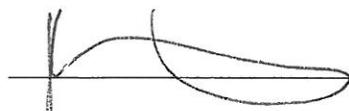
10. Correspondence

- a. State of Connecticut, Reg: Docket No. 466. Letter on file

**Abby Conroy made a motion to close the meeting. Peter Losee Seconded. Vote: 5:0., All in Favor.**

Meeting ended at 8:34 pm

Respectfully Submitted,



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Nancy Latour, Recording Secretary

Recording Date: 12/19/16

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Thomas Waterhouse, Chairman

Date: 12/ / 16