

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES

April 6, 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, Peter Losee, Denise Schlesinger, Thomas Waterhouse. Dr. Susan Lowenthal arrived at 7:10 PM, David Pavlick arrived at 7:20 PM
- Members Absent: David Morgan
- Alternate Members Present: William Conti arrived at 7:35 PM
- Also Present: Land Use Administrator, Dennis Tobin, PhD
Alternate: None
1. Appointment of Alternates: None
 2. Public Comment: None
 3. Commissioners' requests: None

PLANNING MEETING**4. 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.

5. Presentation of Draft 1B by Planning Consultant Sean Suder via phone conference

The Phone Conference began at 7:15 PM: Planning Consultant Sean Suder joined via phone conference. The Committee focused on the Aquifer Protection Agency Regulation Review.

The Committee spoke about how the regulations are similar to the State and they do not show any Adoption Date for the Town. Mr. Suder spoke about the following topics but not limited to: setbacks, driveways, historical and parking, and non-conforming use.

The Committee questioned Mr. Suder about several items that were redline. Mr. Suder stated some verbiage was taken out because of duplications, moved or not in use anymore. The Committee questioned the standards in regards to the index and glossary in the regulations. One area is the special permit exemptions which include horse farms. The historic districts are not clear in reference to the redline changes (Milton and Litchfield). The Committee will review the historical regulations and send recommendations to Mr. Suder. Mr. Suder would like to review in person the Historical Districts of Milton and Litchfield. The Committee suggested page 7 of the Milton Historical District should be taken out of the revised regulations.

6. Subdivision and zoning regulation review

Mr. Sauder stated that not many changes have been made. The Committee requested revision dates to be noted on the documents. The Committee requested changes are redlined for review. The Committee asked if there were any major changes that were made. Mr. Suder stated he did not recall. Mr. Suder spoke about urban themes and what direction does the Committee want to go to. The Committee did not request any redline changes from Mr. Suder, however if there any major changes, to please inform the Committee. Dr. Tobin requested a cover sheet outlining any changes.

7. Aquifer Protection Agency regulation review

Mr. Suder provided a brief review of current changes to the Aquifer Protection Agency regulations. Dr. Tobin requested a cover sheet showing original date, reviewed date and effective date. Additionally, change glossary of terms to a section in the regulations.

Dr. Tobin would like to review the Aquifer Protection Agency regulations. Dr. Tobin will inform the Agency in the month of May and then schedule a Public Hearing for the month of July. Call ended at 8:32 PM

8. Approval of Minutes of March 2, 2015

Curtis Barrows made a motion to change the Approval of Minutes of March 2, 2105 to Approval of Minutes of March 16, 2015. Carol Bramley seconded, with all in favor with the following changes:

Summary: The hearing was opened at: 7:02 PM. Mr. Tomascak and Rita Van Stein presented several maps to the Commission. Chairman Barrows stated he did a site walk of Mr. Tomascak's property. Mr. Tomascak presented a plan for trees and/or bushes for the property line. Several letters were presented to the Commission.

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Summary: The hearing was opened at: 7:02 PM. Mr. Tomascak and Rita Van Stein presented several maps to the Commission. Chairman Barrows stated he did a site walk of Mr. Tomascak's property. Mr. Tomascak presented a plan for trees for the property line. Several letters were presented to the Commission.

William Conti made a motion to approve the Tomascak – 28 Old Forge Hollow Rd - Special Exception Shop & Storage Use by a contractor/tradesman (Article V, Section 13A), with the condition that Mr. Tomascak would plant Eight (8) – Six (6) foot Norway Spruce trees which are to be planted no later than July 1, 2015. Carol Bramley seconded. Vote of 5:0, with all in favor.

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

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

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.

- 9. Old Business: None
- 10. New Business: None
- 11. Possible Executive Session to discuss pending litigation: None
- 12. Correspondence: None

Dr. Susan Lowenthal a motion to close the meeting. David Pavlick seconded, Vote of 7:0, with all in approval.

Meeting ended at 8:33 pm.

Respectfully Submitted,

Nancy Latour, Recording Secretary
Recording date 04/08/15

Curtis Barrow, Chairman
Date 04/ /15