

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex – 80 Doyle Road, Bantam, CT
REGULAR MEETING MINUTES
May 5, 2014 7:00 p.m.

Chairman Thomas Waterhouse called the meeting to order at 7:03 p.m.

Present: Commissioners Susan Lowenthal, Curtis Barrows, Carol Bramley, Peter Losee, and Tom Waterhouse. Alternate Commissioner Denise Schlesinger and Land Use Administrator Dr. Dennis Tobin.

Absent: Commissioner Ed Doyle and Dave Pavlick, Alternate Commissioners William Conti and Ralph White.

Appointment of Alternates: Chairman Waterhouse appointed D. Schlesinger for E. Doyle.

Alternate Commissioner W. Conti arrived at 7:04 and Commissioner D. Pavlick arrived at 7:05 p.m.

Approval of Minutes of April 21, 2014, 2014

C. Barrows moved and S. Lowenthal seconded a motion to approve the minutes as written. The motion carried unanimously.

Public Comment: None

Planning Meeting

Old Business - Zwick – 39 Andre Dr. and 321 Prospect Mt. Rd. – Portable sawmill

A description of the Mr. Zwick's activities on the property at 39 Andre Dr., a site plan of the property and photographs were submitted for the record by Mr. Zwick.

C. Barrows moved the operation of the rig on Mr. Zwick's property for his personal use is not regulated per the Litchfield zoning regulations and is not an enforceable issue. D. Pavlick seconded the motion. Vote: Barrows – yea; Pavlick – yea; Waterhouse – abstained; Bramley - yea; Lowenthal – yea; Losee - abstained; Schlesinger – yea. The motion carried 5 yea, 2 abstentions.

C. Barrows moved the storage of wood on property located in the property setback is not a regulated activity. D. Pavlick seconded the motion. Vote: Barrows – yea; Pavlick – yea; Waterhouse – abstained; Bramley - yea; Lowenthal – yea; Losee – abstained; Schlesinger – abstained. The motion carried 4 yea, 3 abstentions.

Zoning Regulations Review

There was continued discussion and review of the zoning regulation. Regulation review will continue with Article Ili at the next planning meeting.

New Business

The town budget hearing is 5/7 and following approval of the budget, Dr. Tobin will submit an RFP for consultants for the revision of the Litchfield Zoning, Subdivision and Aquifer Protection Regulations. It is anticipated the selection of a contractor will be in July and the process of revising the regulations will begin in September.

Possible Executive Session to discuss pending litigation: None

Correspondence: None

Adjournment: Motion to adjourn at 8:47 p.m. was made by C. Barrows, seconded C. Bramley and unanimously carried.

Thomas Waterhouse
Chairman

Date: