

**LITCHFIELD PLANNING AND ZONING COMMISSION**  
**Town Hall Annex Gymnasium – 80 Doyle Road, Bantam, CT**

**Draft Minutes of August 20, 2012**

- 1. Chairman, Dr. Susan Lowenthal, called the meeting to order (7:08)**
  - a. Present were Commissioners Susan Lowenthal, Curt Barrows, Carol Bramley, Dave Pavlick, Sky Post, Tom Waterhouse, and Alternate Commissioners, Erin Kennedy, Ralph White
  - b. Absent: Commissioners: Peter Losee, Alternates: Edmund Doyle
  - c. Also Present: Land Use Administrator Dr. Dennis Tobin
  
- 2. Appointment of Acting Secretary:**
  - a. Dr. Lowenthal appointed Mr. White (7:09)
  
- 3. Appointment of Alternates: (7:09)**
  - a. Dr. Lowenthal appointed Ms. Kennedy
  
- 4. Public Comment: (7:10)**
  - a. None
  
- 5. Approval of Minutes of August 6, 2012 (7:11)**
  - a. Motion by Bramley , second by Post, affirmative vote unanimous
  
- 6. Commissioner's Requests (7:14)**
  - a. Letter from Dr. Lowenthal to Plan Litchfield asking that all *ex-parte* correspondence regarding the open public hearing for 6645 Federal Square Realty, LLC be terminated.
  
- 7. Old Business (7:17) (Agenda change moved by Bramley, second Pavlick, vote unanimous)**
  - a. Letters of Withdrawal
    - i. Torrington Road (Map 145, 021, 10F) – LaPlaca Oil and Propane – Special Exception, Business and Professional Offices (with hazardous materials) Article VIII and Article IX. Dr. Lowenthal read a letter of withdrawal from attorney Peter Herbst, representing applicant, dated August 17, 2012.
    - ii. 6645 Federal Square Realty, LLC – Village Green Drive, Site Plan modification for demolition of two existing buildings (“C” and “E”) and construction of one new building (Giant Stop and Shop) and associated site improvements. Dr. Lowenthal read a letter dated August 17, 2012, from attorney TJ Donahue withdrawing the application.
      1. In response to a question from Mr. Waterhouse, Dr. Tobin stated that the application review fee would be refunded net of the Commission's expenses.
  
- 8. Aquifer protection Agency Action: White Memorial Status Review (7:21)**

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- a. Letter from Keith Cudworth to Dr. Tobin, dated August 14, 2012, regarding Aquifer Protection area and White Memorial Property.

**9. Application Receptions (7:24)**

- a. A. Gallo & Co., 85 Thomaston Road, Review of Minor Site Plan Approval for 88 square feet of additional office space
  - i. Motion by Pavlick, second by Post, affirmative vote unanimous
- b. Litchfield Hills Nursery, Inc, 393 Torrington Road, Receive and Set Public Hearing (9/17/12) to replace two hoop greenhouses with one 75' x 100' greenhouse. (Inland Wetlands application filed 8/13/12, to be received 9/12/12)
  - i. Owners, John Acerbi, Jr. and John Acerbi, Sr., were present to summarize the application.
  - ii. Public Hearing set for October 15, 2012.

**10. Correspondence (7:44)**

- a. Email from Rick Lynne to the Litchfield Hills council of Elected Officials regarding discrepancies between the Plan of Conservation and Development and Planning and Zoning Regulations

**11. New Business: None (7:45)**

**12. Executive Session (None)**

**13. Adjournment (7:46)**

- a. Motion by Post, second by Pavlick, vote unanimous
- b. N.B., there will be no Planning Meeting in September. The Commission's next meeting will be the Zoning Meeting of September 17.

Respectfully Submitted,  
Ralph White, Acting Secretary  
August 20, 2012

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Susan W. Pitman Lowenthal, MD  
Chairman

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Date