

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex, 80 Doyle Road, Bantam, CT
REGULAR MEETING MINUTES
Monday, March 4, 2013 7:00 p.m.

1. **Chairman, Dr. Susan Lowenthal, called the meeting to order (7:05)**
 - a. Present were Commissioners Curt Barrows, Susan Lowenthal, Dave Pavlick, Sky Post, Ralph White; Carol Bramley, Tom Waterhouse, and Alternate Commissioners Ed Doyle and Erin Kennedy
 - b. Absent: Commissioners: Peter Losee
 - c. Land Use Administrator, Dr. Dennis Tobin, was present
 - d. Appointment of alternates: Ms. Kennedy was appointed
 - e. Appointment of Acting Secretary; Mr. White was appointed
 - f. Approval of Minutes of February 19, 2013: Motion to approve by Mr. Barrows, second by Mr. Pavlick, affirmative vote unanimous with the following edits:
 - i. 10a: Mr. Post's name to be capitalized, Mr. Bramley changed to Ms. Bramley
 - ii. 5a,iv: changed to read "Dr. Lowenthal closed the public hearing"
 - iii. 5c,viii: insert "from High Bridge Road" after the word "re-entry".
 - iv. 6a: change March 14 to March 16.
 - v. 8b: change March 14 to March 16.
 - vi. 8a: change the word "commission" to "Land Use Office"
2. **Public Comment - None**
3. **Commissioners' requests – None**
4. **Review Assessors Open Space Clarification**
 - a. The section of the 10-20-80 minutes of the commission relating to fractional lots in open space was read into the record.
 - b. It was the sense of the commission that a recommendation from the Conservation Commission would be useful.
 - c. It was the sense of the commission that the assessor would return with an update.
 - d. It was the sense of the commission that a review of the zoning regulations from the 80's and 90's would be useful.
5. **Proposed amendment to the zoning regulations (Article IV, Section 5a and 5b)**
 - a. Mr. Barrows moved and Mr. Pavlick seconded a motion to refer the proposed amendments to the zoning regulations (Article IV, Section 5a and 5b) to the applicable regional planning agencies and surrounding towns, voting in the affirmative: Barrows, Pavlick, Post, Lowenthal, Bramley, Kennedy, voting in the negative: Waterhouse. The motion passed. Dr. Lowenthal set the public hearing for May 6, 2013.
6. **Land Use Administrator Report**
 - a. Some signage has been removed from the DOT right-of-way
 - b. Dr. Tobin has submitted the budget to the town.

- c. First Selectman, Paul has “frozen” this budget for the remainder of the fiscal year.

7. New Business

- a. Mr. Waterhouse, Mr. Pavlick, and Mr. Barrows will form a committee, tentatively to be called the “Old Route 8 Committee” to consider a zoning amendment to reorganize the neighborhood’s drift toward commercial and industrial use.

8. Correspondence - None

9. Possible Executive Session to discuss pending litigation - None

*Any new item added to the agenda requires a 2/3 majority vote of the Commission.
Taking up any item after 11PM requires a 2/3 majority vote of the Commission*

Adjournment – by acclamation at 8:40 p.m.

Respectfully Submitted,
Ralph White, Acting Secretary
March 5, 2013

Susan W. Pitman Lowenthal, MD
Chairman

Date