

# LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex – 80 Doyle Road, Bantam, CT

## Draft Minutes of May 21, 2012

1. **Chairman, Susan Lowenthal, called the meeting to order at 7:00 p.m.**
  - a. Present were Commissioners Curt Barrows, Carol Bramley, Peter Losee, David Pavlick, Sky Post, Tom Waterhouse, and Alternate Commissioners Edmund Doyle, Erin Kennedy, Ralph White
  - b. Absent: Commissioners: none, Alternates: none
  - c. Also Present: Land Use Administrator Dr. Dennis Tobin
2. **Public Comment:** None (7:01)
3. **Appointment of Alternates:** None (7:03)
4. **Approval of Minutes of May 7, 2012 (7:05)**
  - a. Motion by Bramley, Second by Barrows, with following correction(s), affirmative vote unanimous with the following edits:
    - i. Paragraph 8a: add “The Character Committee is specifically comprised of three persons in order that it not constitute a quorum of the Commission.”
    - ii. Ms. Bramley also noted that the minutes of the April 16 meeting which are posted on the Commission’s website do not reflect all of the edits cited in Paragraph 3a of the May 7 minutes.
5. **Appointment of Acting Secretary:** Lowenthal appointed White (7:10)
6. **Report of the Character Committee (7:10)**
  - a. White read the Report of the Character Committee and the Resolution it recommended. The Report is incorporated into these minutes by reference.
  - b. Lowenthal stated that the Report will be discussed the June 4 planning meeting.
7. **Public Hearings (7:15)**
  - a. **503 Bantam Road, McCluskey (dba BraeVal Sporting Apparel)** Open hearing for Special Exception, Route 202 sign permit. Application received April 16, 2012. (7:15)
    - i. Gregor McCluskey, owner, was present
    - ii. Motion by Bramley, second by Post, to approve the application, affirmative vote unanimous.
    - iii. Lowenthal noted that the approval must not be construed as a variance for the location of the sign(s).
  - b. **Torrington Road (Map 145, 021, 10F), LaPlaca Oil and Propane** Continue hearing Special Exception Business and Professional Offices (with hazardous materials), Article VIII and Article IX (7:54 – 11:21)

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- i. Jerry and Janice LaPlaca, owners, were present. Peter Herbst, their attorney, was present with green cards. Ken Hrica, engineer, was also present with an engineering report and presentation. Michael Morressy, propane consultant and State Director of the National Propane Gas Association, was present with a PowerPoint presentation. Arthur Oles, certified appraiser, was also present with a presentation on the project's likely impact on neighborhood property values. Also present was Jack Robinson, of East Coast Utility, the contractor who would build the facility. Vince Dermott, planning consultant, of Milone & MacBroom was present, representing the Commission, to review the technical aspects of the LaPlaca team's presentation.
- ii. A fire safety report (FSR) will be forthcoming. Mr. Dermott will estimate the cost of reviewing the FSR and the Commission will request prepayment from the applicant.
- iii. N. Scott Goff owner of Goff's Equipment, was present with questions.
- iv. Kevin Nelson, neighbor, was present with questions.
- v. Joseph Oskwarek, neighbor, was present with questions.
- vi. Damien Oskwarek, neighbor, was present with questions.
- vii. Linda Frankel, neighbor, was present with questions.
- viii. Joe Manes, neighbor, was present with questions.
- ix. Margaret Minor, of Rivers Alliance of Litchfield, was present with a petition with 32 signatures against the application on environmental grounds, of which circa 80% (Lowenthal's estimate), represented Litchfield residents. Ms. Minor also presented a letter from the Housatonic Valley Association requesting denial of the application. Minor presented copies of her testimony to the Inland Wetlands Commission as well as her testimony today.
- x. The hour being late, Lowenthal recessed the Public Hearing until June 18<sup>th</sup>. Correspondence received but not yet read will be read into the minutes on June 18<sup>th</sup>.

### 8. Application Reception:

#### a. 555 Torrington Road, Ryle, Minor site plan modification of approved Special Exception, commercial horse stable to relocate 60'x120' riding ring (11:21)

- i. Noting the absence of the applicant and the lateness of the hour, Lowenthal continued the application to June 18<sup>th</sup>.

### 9. Old Business: None

### 10. New Business: None

### 11. Correspondence

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- a. Letter from Linda Alderman, via Barbara Putnam, about outdoor wood-burning furnaces (OWF's). To be discussed at the June 4 planning session.

**12. Executive Session: None**

**13. Adjournment (11:26)**

- a. Motion by Bramley, Second by Post, affirmative vote unanimous

Respectfully Submitted,  
Ralph White, Acting Secretary  
May 21, 2012

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Susan W. Pitman Lowenthal, MD  
Chairman

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Date