

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex – 80 Doyle Road, Bantam, CT

Minutes of May 7, 2012

1. **Vice Chairman Tom Waterhouse called the meeting to order at 7:02 p.m.**
 - a. Present were Commissioners Carol Bramley, Curt Barrows, Peter Losee, Susan Lowenthal (7:17), David Pavlick, Sky Post, Tom Waterhouse, and Alternate Commissioners, Erin Kennedy, Ralph White
 - b. Absent: Alternate: Edmund Doyle
 - c. Also Present: Land Use Administrator Dr. Dennis Tobin
 - d. Waterhouse relinquishes the chair to Lowenthal at 7:25, and Ms. Kennedy returns to alternate status. Lowenthal had been attending a memorial service for Terry Tondro, Professor of Law at UConn, known for his dedication to land use and preservation.
2. **Appointment of Alternates.** Erin Kennedy (seated 7:02 – 7:25)
3. **Approval of Minutes** of February 21, 2012 (7:04 – 7:11)
 - a. Motion by Bramley, second by Post, with corrections as follows:
 - i. In 5, Waterhouse, not Lowenthal, appoints White
 - ii. In 7,c,ii, “regulations” not “regs,”
 - iii. In 6,a,ii remove “by”
 - iv. In 7, a, iii: remove parentheses. Also 7, a, iii, replace “restriction” to “stipulation.” Also 7, a, iii: insert “on the north side of the building” after the word “vented”
 - v. In 7, d, i: after the word “Hrica,” add “the engineer representing the applicant.
 - vi. In 7, d, iii: replace “requests” with “submitted.”
 - b. Affirmative vote carries unanimously
4. **Appointment of Acting Secretary**
 - a. Waterhouse appointed White (7:11)
5. **Public Comment** (7:11 – 7:28)
 - a. Joan Spear read a statement requesting the Commission to urgently address continued commercial development which risks distorting Litchfield’s character. Ms. Spear suggested the Commission adopt a regulation limiting any new commercial building to twenty thousand square feet. Also present in support of the request were Lynn Fulkerson, Marcia Fowler, Daniel Fowler, John Fulkerson, Barbara Putnam, Michael Ackerman, Nancy Ackerman, Bibi Vierman, Joseph Montebello, Ann Hayes, Richard Hayes, Helen Geci, Gerald Geci
6. **Commissioners’ Requests (7:28)**
 - a. None
7. **Land Use Administrator Report** (7:29)
 - a. \$2,200 in permit fees for April 2012

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- b. Budget; \$3,486 remains for professional services - other, and \$795 remains for professional services - legal

8. Land Structure Relationships (7:31-8:07)

- a. Motion by Barrows, second by Bramley, to form a Committee with a mandate to study the matters raised in the public comments of April 16 and today and report back to the Commission with its recommendation(s). Dr. Tobin shall be available as a resource for the Committee. The Committee is authorized to engage Mr. McGowan, up to an expenditure of \$600, and may recommend additional expenditure. The Committee shall be mindful of the State's transportation plan for Route 202. The Committee shall be comprised of Erin Kennedy, Dave Pavlick, Ralph White, and, as an alternate, Peter Losee.
- b. Voting in favor: Barrows, Losee, Lowenthal, Pavlick, Post, Waterhouse. Opposed: Bramley. Motion carried 6 – 1.

9. Old Business: None

10. New Business: None

11. Correspondence: 8:07 - 8:24

- a. The draft CT State Plan for Conservation and Development was summarized

12. Executive Session: None

13. Adjournment (8:25)

- a. Motion by Bramley, Second by Pavlick, vote unanimous

Respectfully submitted,
Ralph White, Acting Secretary
May 7, 2012

Susan W. Pitman Lowenthal MD
Chairman