

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex – 80 Doyle Road, Bantam, CT

Minutes of March 19, 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, Susan Lowenthal, David Pavlick, Tom Waterhouse, and Alternate Commissioner, Ralph White
 - b. Absent: Commissioners: Sky Post; Alternates: Edmund Doyle, Erin Kennedy
 - c. Also Present: Land Use Administrator Dr. Dennis Tobin
2. **Appointment of Alternates.** Ralph White
3. **Approval of Minutes of March 5, 2012 (7:04)**
 - a. Motion by Bramley to approve, with amendment to delete “none” in 3c, Second by Barrows
 - b. Voting in Favor of approval of amended minutes: Barrows, Bramley, Losee, Lowenthal, Pavlick, Waterhouse, White
 - c. Motion carried unanimously
4. **Appointment of Acting Secretary:** Lowenthal appointed White
5. **Public Comment:** None
6. **Public Hearings (7:05)**
 - a. **15 Meadow Street – Arber (Employment Options LLC). Special Exception, Educational, Instructional Institution (Article V, Section 8, Article VIII, Article IX) (Opened 7:05, Closed 8:06)**
 - i. Jamie Arber, Executive Director was present, without green cards
 - ii. Losee recuses himself and left the room
 - iii. Lisa Bauer was recognized with questions (7:33)
 - iv. Motion to continue the hearing until April 16 by Barrows, Second by Bramley
 - v. Voting in favor: Bramley, Barrows, Lowenthal, Pavlick, Waterhouse, White
 - vi. Motion carried unanimously
 - b. **465 Bantam Road, Thomas (Litchfield County Automotive, LLC, Withdrawn, Special Exception Auto repairs/dealership (Article VIII, Article IX) (8:06)**
 - c. **29 Chestnut Hill Road, Haight Brown Vineyard, Special Exception – Winery – Teaching Kitchen (Article V, Section 10a(2) (Opened 7:42, closed 8:07)**
 - i. Amy Senew, owner, was present with green cards
 - ii. Correspondence from Philip and Margret Delves-Broughton, received March 18, opposing the application. Following discussion, applicants were advised to submit a site plan to identify parking currently on site and identify of location of bus parking. Landscaping should be identified on site plan.
 - iii. Motion to continue application until April 16 meeting by Barrow, Second Bramley
 - iv. Voting in favor, Bramley, Barrows, Losee, Lowenthal, Pavlick, Waterhouse, White

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- v. Motion carried unanimously
 - d. **207 Newtown Road, Curtiss. Two lot subdivision (Subdivision Regulations Article III, Step 7.2) (Opened 8:10, closed 8:21)**
 - i. Gary Giordano, surveyor, was present with green cards. Also present were Jerry B. Curtiss (owner) and his son, Jerry Curtiss
 - ii. Grace Richards was recognized with questions
 - iii. Motion to approve application by Waterhouse, Second by Pavlick
 - iv. Voting in Favor: Bramley, Barrows, Losee, Lowenthal, Pavlick, Waterhouse, White
 - v. Vote unanimous
 - e. **167 East Chestnut Hill Road. Cheryl Reynolds. Section V (Receive and Set Public Hearing, special exception, skin care. Added to agenda by unanimous vote (8:22)**
 - i. Cheryl Reynolds was present
 - ii. Motion to set Public Hearing for April 16 by Bramley, second by Waterhouse
 - iii. Voting in Favor: Bramley, Barrows, Losee, Lowenthal, Pavlick, Waterhouse, White
 - iv. Motion carried unanimously
- 7. Application Receptions (8:32)**
- a. **Torrington Road (Map 145, 021, 10F) – LaPlaca Oil and Propane – Receive and set public hearing (4/16/12) for Special Exception Business and Professional Offices (with hazardous materials) Article VIII and Article IX (Opened 8:32, closed 9:19)**
 - i. Jerry and Janice LaPlaca were present
 - ii. Motion by Barrows, second by Pavlick to engage Malone and McBroom, consultants, at a capped rate of \$2,000 to review the application
 - iii. Voting in favor, Bramley, Barrows, Losee, Lowenthal, Pavlick, Waterhouse, White. Motion carried unanimously
 - iv. Motion to set Public Hearing for April 16 by Barrows, Second by Pavlick
 - v. Voting in favor, Bramley, Barrows, Losee, Lowenthal, Pavlick, Waterhouse, White. Motion carried unanimously
- 8. Old Business (none)**
- 9. New Business (none)**
- 10. Correspondence (none)**
- 11. Executive Session (none)**
- 12. Adjournment (9:20)**
- a. Motion by Bramley, Second by Waterhouse. Voting in favor: Bramley, Barrows, Losee, Lowenthal, Pavlick, Waterhouse, White. Motion carried unanimously.

Respectfully Submitted,
Ralph White, Acting Secretary
March 19, 2012

Susan W. Pitman Lowenthal MD
Chairman