

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES- DRAFT

June 15, 2015 - 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:09 pm.

Members Present: Carol Bramley, Peter Losee, Dr. Susan Lowenthal, Denise Schlesinger, Thomas Waterhouse

Members Absent: Curtis Barrows, David Pavlick, David Morgan

Alternate Members Present: William Conti

Also Present: Land Use Administrator, Dennis Tobin, PhD

1. Appointment of Alternates: William Conti

2. Public Comment: None

3. Commissioners' requests: None

MINOR SITE PLAN MODIFICATION REVIEWS

1. **Kateri Peaches 'n Cream – 632 Torrington Road, June 15, 2015** – Minor site plan modification to add additional outdoor seating.

Peter Losee made a motion to defer Kateri Peaches 'n Cream – 632 Torrington Road, - Minor site plan modification to add additional outdoor seating to the July 20, 2015 meeting. Denise Schlesinger seconded the motion. Vote of 6:0, with all in favor.

Carol Bramley made a motion to return to Item 1 Kateri Peaches 'n Cream – 632 Torrington Road, June 15, 2015 – Minor site plan modification to add additional outdoor seating. Dr. Susan Lowenthal seconded the motion. Vote of 6:0, with all in favor.

Ms. Katerina Karavasili presented the Commission an overview of the plan. The Commission asked Ms. Karavasili who is the owner of the building. Ms. Karavasili stated Mr. Dave Redente is the owner of the building. The Commission questioned current parking, proposed tables, safety regarding patrons and car traffic. The Commission is requesting from Ms. Karavasili an updated map outlining measurements in relations to driveways, proposed tables, safety concerns, and traffic. The Commission requested the owner of the building sign the Site Plan Application.

Ms. Karavasili is also scheduled for design review on July 2, 2015.

The Commission stated for **Kateri Peaches 'n Cream – 632 Torrington Road– Minor site plan modification to add additional outdoor seating** present all request items as discussed to the Commission on July 20, 2015.

2. **Copeland – 342 Bantam Road, June 15, 2015** – Minor site plan modification for repairs to building, building addition and front porch repair.

Chairman Waterhouse reported to the Commission in regards to the minor site plan modification.

3. Approval of Minutes of June 1, 2015

Dr. Susan Lowenthal made a motion to Approve the Minutes of June 1, 2015 with the following corrections stated below. Carol Bramley seconded the motion. Vote of 5:1, with William Conti abstaining due to absence.

From:

The Commission reviewed and was in favor of the revised Zoning Map from Mr. Sauder. The Commission discussed the Gateway Residences in regards to lot size, parking, generators and barns. The Commission discussed the Gateway Corridor in regards to signage, green spaces, and stonewalls. The Commission discussed renaming the Historic District to: Historic Town Center incorporating: West Street Business District, Historic Business District, R-20H, and R-30H. The Commission requested that covalence, nursing homes, and hospitals regulations be reviewed by Mr. Sauder.

To:

The Commission reviewed and was in favor of the revised Zoning Map from Mr. Sauder. The Commission discussed the Gateway Overlay Residences in regards to lot size, parking, generators and barns. The Commission discussed the Gateway Corridor in regards to green spaces and stonewalls. The Commission discussed renaming the Historic Overlay District to: Historic Town Center incorporating: West Street Business District, Historic Business District, R-20H, and R-30H. The Commission requested that convalesce, nursing homes, and hospitals regulations be reviewed by Mr. Sauder.

4. Old Business: None
5. New Business: Dr. Dennis Tobin spoke about the Greenway Trail Project. Dr. Dennis Tobin will be issuing a cease and desist.

Dr. Susan Lowenthal made a motion for Dr. Dennis Tobin to issue a cease and desist to the Greenway Trail Project for their illegal placement of the approved signage, illegal signage of parking and illegal automobile traffic. William Conti seconded the motion. Vote of 6:0, with all in favor.

6. Possible Executive Session to discuss pending litigation: None
7. Correspondence: None

Carol Bramley made a motion to close the meeting. Dr. Susan Lowenthal seconded the motion. Vote of 6:0, with all in approval.

Meeting ended at 8:10 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording Date 06/16/15

Thomas Waterhouse, Chairman
Date 06/ /15