

**LITCHFIELD PLANNING AND ZONING COMMISSION**

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

**REGULAR MEETING MINUTES**

March 16, 2015 - 7:00 p.m.

DRAFT

Call to Order: Chairman Barrows called the regular meeting to order at 7:00 pm.

Members Present: Curtis Barrows, Carol Bramley, Denise Schlesinger. Late: David Pavlick entered the meeting at 7:16 PM.

Members Absent: Thomas Waterhouse, Dr. Susan Lowenthal, Peter Losee, D. Morgan

Alternate Members Present: William Conti

Also Present: Land Use Administrator, Dennis Tobin, PhD  
Alternate: David Morgan

1. Appointment of Alternates: William Conti in lieu of Thomas Waterhouse.  
Chairman Barrows appointed William Conti as a voting member.
2. Public Comment: None
3. Commissioners' requests: None

**PUBLIC HEARINGS**

4. **Tomascak – 28 Old Forge Hollow Rd - Special Exception Shop & Storage Use** by a contractor/tradesman (Article V, Section 13A). For the record: Denise Schlesinger and Carol Bramley listened to the recorded tape of the February 17, 2015 meeting.

Summary: The hearing was opened at: 7:02 PM. Mr. Tomascak and Rita Van Stein presented several maps to the Commission. Chairman Barrows stated he did a site walk of Mr. Tomascak's property. Mr. Tomascak presented a plan for trees and/or bushes for the property line. Several letters were presented to the Commission.

Chairman Barrows read a letter from Anderson Cooper stating his support of the Special Exception Shop & Storage Use. A copy of the letter is in the file.

Mr. Tomascak stated he would plant Eight (8) – Six (6) foot Norway Spruce trees. The Commission spoke about the tree line, building and views to the neighbors from Mr. Tomascak's property.

**Public Comment:** Cathy Conroy, 90 Old Mount Town Road. Cathy Conroy asked if Mr. Tomascak's permit is approved, what will be allowed on the property for the business, i.e., signs or other outside storage. The Commission stated Mr. Tomascak will have to adhere to the regulations. The Committee stated that Dr. Tobin would visit the property to ensure compliance.

*David Pavlick entered the meeting at 7:16 PM. David Pavlick was provided an overview of the meeting thus far from Chairman Barrows.*

Dr. Tobin asked for a commitment from Mr. Tomascak to complete the planting of the trees. Mr. Tomascak stated as of July 1, 2015. The meeting closed at 7:20 PM.

*Carol Bramley made a motion to close the public hearing with William Conti seconding the vote. Vote of 5:0, will all in favor.*

*William Conti made a motion to approve the Tomascak – 28 Old Forge Hollow Rd - Special Exception Shop & Storage Use by a contractor/tradesman (Article V, Section 13A), with the condition that Mr. Tomascak would plant Eight (8) – Six (6) foot Norway Spruce trees which are to be planted no later than July 1, 2015. Carol Bramley seconded. Vote of 5:0, with all in favor.*

#### APPLICATION RECEPTIONS

5. **M&H Equipment Service, LLC – 8 West State Dr.** – Receive and set public hearing (4/20/15) for Special Exception Farm Dealership including repairs.

Time Opened: 7:24 pm

Summary: Patrick Howell and Neil Mongeau were presented. Mr. Howell and Mr. Mongeau presented the Commission several pictures of the building. The Commission spoke about parking and future plans for the business.

*Carole Bramley made a motion to set a public hearing for M&H Equipment Service, LLC – 8 West State Dr. on April 20, 2015 for Special Exception Farm Dealership including repairs. David Pavlick seconded. Vote of 5:0, with all in favor.*

Time Closed: 7:30 pm

6. PAC Group – High Bridge Road – Minor Modification to Site plan to modify building envelopes on remaining units and decks on units 16, 17 & 18.

Time Opened: 7:32 pm

Summary: Dennis S. McMorrow, P.E. from Berkshire Engineering & Surveying, LLC., represented the PAC Group. Mr. McMorrow spoke about the site plan.

Chairman Barrows reported to the Commission in regards to the site plan. Chairman Barrows and Land Use Administrator, Dennis Tobin, Ph.D, approved the document changes.

Time Closed: 7:42 pm

7. **Carol Bramley made a motion to approve the minutes of February 17, 2015. William Conti seconded. Vote of 4:1 with Denise Schlesinger abstaining due to absence.**

Carol Bramley made a motion to approve the minutes of March 2, 2015 with the following two changes:

- a. Presentation of Draft #1 & 1A by Planning Consultant Sean Suder  
Consultant Sean Suder stated that he planned to present in February, however the meeting was cancelled due to the weather. *Mr. Suder stated* the supplement supersedes Draft 1. Dr. Tobin provided his input to the original Draft # 1.  
*To*  
Consultant Sean Suder stated that he planned to present in February, however the meeting was cancelled due to the weather. *Mr. Suder stated* the supplement supersedes Draft 1. Dr. Tobin provided his input to the original Draft # 1.
- b. Continuation of Commerce District: Parking; Route 202; Route 8, Naugatuck; Artisan Production and Light Manufacturing; *Flood Plane* and Overlay; Agriculture Preservation and Production Overlay; Gateway Corridor Overlay; and Ridgeline Protection.  
*To*  
Continuation of Commerce District: Parking; Route 202; Route 8, Naugatuck; Artisan Production and Light Manufacturing; *Flood Plain* and Overlay; Agriculture Preservation and Production Overlay; Gateway Corridor Overlay; and Ridgeline Protection.

**David Pavlick seconded. Vote of 4:1, with William Conti abstaining.**

8. Old Business: None

9. New Business: None

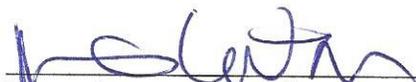
10. Possible Executive Session to discuss pending litigation. None

11. Correspondence: A letter from Attorney Steven E. Byrne was presented to the Commission.

**Carol Bramley made a motion to close the meeting. David Pavlick seconded. Vote of 5:0, will all in approval.**

**Meeting ended at 7:50 PM**

Respectfully Submitted,

  
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Nancy Latour, Recording Secretary  
Recording date 03/17/15

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Curtis Barrow, Chairman  
Date 03/ /15