

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT 06750

REGULAR MEETING MINUTES

March 2, 2015 - 7:00 p.m.

DRAFT

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:05 pm

Members Present: Chairman Thomas Waterhouse, Curtis Barrows, Carol Bramley
Peter Losee, Dr. Susan Lowenthal, David Pavlick, Denise
Schlesinger

Members Absent: None

Alternate Members Present: William Conti

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

1. No appointment of alternate member
2. Public Comment NONE
3. Commissioners' requests NONE

PLANNING MEETING

4. Introduction of Planning Consultant Sean Suder, Planning Consultant,
Graydonlanduse. All Committee members introduced themselves.

5. Distribution of Draft 1A

Committee members received a copy of Draft 1A. Dr. Tobin distributed several
review letters to the Committee. The letters will be kept in the file with the Draft.

6. 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. Committee expressed the
following concerns: Redline the manual for changes in the new draft presented.

Mr. Suder presented an overview of the Draft 1A starting with the leased dense
areas to the most dense areas referencing the Land Use Map of Litchfield in regards to
Single Family, Farm and Business areas.

Mr. Suder reviewed the following but not limited to:

Residential: The following topics were discussed: Parking; Building Coverage;
Historic Districts; Rural Estate; Single Family Residences; Front Yard Setbacks; Building
Coverage's; Gateway Residences; Farm Stands; Historic Residences; Multi-Family
Residences; Monument Signage; and Elderly Housing,

Commerce District: The following topics were discussed but not limited to:
Historic and Town Green.

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.

DRAFT

Regulations & Statutes: Subdividing Land; Green and Open Space; Ground Water Protection; Non-Conforming Uses; Building Structures; Lots; Access; Circulation; Off-Street Parking and Loading; Special Structure: Communication Facilities; and Signage.

Note: David Morgan left at 10:03 PM

Continuation of Regulations & Statutes: Glossary of Terms, Phrases, and Typologies, and Table of Uses.

7. Subdivision and zoning regulation review

Areas to be reviewed prior to next meeting: Parking, Lighting, Signs and Glossary.

8. Aquifer Protection Agency regulation review

No action taken.

9. Approval of Minutes of February 17, 2015

David Pavlick made a motion to approve the minutes of February 17, 2015. Dr. Lowenthal seconded the motion with a vote of 5:2. Five were in favor. Two abstained were: Carol Bramley and Denise Schlesinger due to their absence, with the following corrections:

1. Martin – 181 Wheeler Rd. – 2/17/15

Summary Chairman Waterhouse reads the application.

Correction: Chairman Waterhouse read the application.

2. Tomascak – 28 Old Forge Hollow Rd –2/17/15

Summary: Chairman Waterhouse opened the hearing at 7:31 pm. Attorney Hardesty and Thomas S. Tomascak were present. Attorney Hardesty present green cards. Attorney Hardesty presented the Committee with several pictures which Thomas Tomascak confirmed the location of the pictures in relation to the house and road. Attorney Hardesty presented the building permit, zoning permit, and assessor card. Dr. Lowenthal asked about the set back of the property in relation to the picture taken. Dr. Tobin stated that the set back is 40 ft.

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3. The Commission asking reviewed the Assessor Report.

Correction: The Commission asked to review the Assessor Field Card.

4. Don Newton, 36 Old Forge Hollow Road- Mr. Newton states that in the summer he does not see anything.

Correction: Mr. Newton stated that in the summer he cannot see the barn structure.

5. Franz Reiter, 38 Old Forge Hollow Road. Reiter stated that the property is quiet and he does hear anything.

Correction: Mr. Reiter stated that the property is quiet and he does not hear anything.

6. Rebuttal: Mr. Tomascak stated that it has a sander on it and he has not used it since last fall.

Correction: Rebuttal: Mr. Tomascak stated that it has a sander on it and he has not used it since last fall.

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7. Laure – 239 West St. 2/17/15

A. Edward Murphy is representing his wife as the owner of the property.

Corrected: Edward Murphy represented his wife as the owner of the property.

B. Mr. Murphy would like to take down the trailer and make more parking spots for the employees.

Corrected: Mr. Murphy would like to remove the trailer and increase parking spots for the employees.

8. Public Comment

Peter Losee seconded it.

Correction: Peter Losee seconded it

9. Motion: William Conti make a motion to approve the Special Exception Restaurant & Catering with the condition of the removal of the trailer to the rear of the property with proper permits and a site plan be created after the trailer be removed to show parking.

Corrected: Motion: William Conti made a motion to approve the Special Exception Restaurant & Catering with the condition of the removal of the trailer to the rear of the property with proper permits and a site plan be created after the trailer be removed to show parking

10. Old Business NONE

11. New Business NONE

12. Possible Executive Session to discuss pending litigation.

Curtis Barrows made a motion to go into Executive Session at 10:35 PM.

The vote was seconded by David Pavlick. The vote was 7:0 with all in approval.

Curtis Barrows made the motion to end Executive Session at 10:45 pm with no action taken. The vote was seconded by Carol Bramley. The vote was 7:0 with all in approval.

13. Correspondence NONE

Curtis Barrows made the motion to close the meeting. The vote was seconded by Carol Bramley. The vote was 7:0 with all in approval.

Respectfully Submitted,



Nancy Latour, Recording Secretary

Recording date 03/03/15

Thomas Waterhouse, Chairman

Date 03/ /15