

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex.

80 Doyle Rd., Bantam, CT

REGULAR MEETING MINUTES

November 21, 2016 7:00 pm

Call to Order: Chairman Waterhouse called the Special Meeting to order at 7:00 pm.

Member Present: Abby Conroy, Carol Bramley, Peter Losee, Denise Schlesinger,
Thomas Waterhouse

Member Absent: Mitchell Samal, Guy Baldwin

Alternate Members Present William Conti, Nancy Latour

Also Present: Dr. Dennis Tobin PhD

1. Appointment of Alternates: William Conti, Nancy Tarascio-Latour
2. Commissioners' requests: None

REGULAR MEETING

3. Open space review with Kathy Brown, Assessor.
 - a. Kathy Brown, Assessor for the Town of Litchfield provided an overview of her interpretation on (A) Green and Open Space (2016 regulations) and Article VI Section 2 Green Space and Section 9 Open Space (2010 Regulations). You are allowed to put in open space, any land in Litchfield, other than farm and industrial.
 - b. Open Space is based example: If you have 4 acres in a two acre zone, you can put 2 acres in Open Space. If you are in a 3 acre zone, you cannot put in 1 acre. It would have to be 1.5 acres. Have at least 2x of the zone.
 - c. There is a difference between Open Space - 490 and Green Space.
 - d. Options: Twice the zone in order to have open space applied to you. Assessor Brown will confer with Town Selectmen regarding next steps if this may be a ordinance or not.
 - e. Litchfield Planning & Zoning Commission will meet with Kathy Brown, Assessor in April 2017.

Peter Losee is now seated as a regular member.

4. West State Road – Cartographic Error
Michael Morin, Northwest conservation District Resources Planner memo November 3, 2016.

William Conti made a motion to correct our zoning map in reference to the memo dated November 3, 2016 from Northwest Conservation District, said letter by Michael Moran, Resources Planner, referencing the Cartographic Error: Delineation of West State Road. Abby Conroy seconded. Vote: 7:0. All in Favor.

5. Plan of Conservation and Development – POCD – Franciso Gomes and Rory FitzGerald.
Mr. Gomez presented the Commission with an overview of the Online Survey Results and Findings (On file).
Topic included but not limited to: Litchfield School System, Business', Residing in Litchfield, Open Space, Housing, Economic Development, and Transportation.

Mr. Gomez presented the Commission with several maps for the Commission to review. Maps are due back by December 5, 2016.

William Conti left the meeting at 8:34 pm.

Nancy Tarascio-Latour is now seated as a regular member.

Next Steps – 12/20 meeting with Board of Selectman and EDC.
Deliver draft analysis and vision and key issues at January 3, 2017 P & Z meeting.
Deliver of the POCD document in March.

6. 398 Hunter Dr. – Nelson (for Sperry) – Minor Site Plan Modification to increase deck size.
Carol Bramley motion to add 398 Hunter Dr. – Nelson (for Sperry) – Minor Site Plan Modification to increase deck size. Denise Schlesinger seconded. Vote: 7:0. All in Favor.
7. Approval of Minutes of November 7, 2016
Carol Bramley made a motion to approve the Minutes of November 7, 2016 as corrected. Vote: 6:0:1 (Peter Losee abstained).
From: Carol Bramley made a motion to approved Bowan (Woodbury Blacksmith & Forge) to: Carol Bramley made a motion to approved Boman (Woodbury Blacksmith & Forge).
8. Public Comment None
9. Old Business None
10. New Business – Discussion on automobile/equipment “For Sale” signs
Carol Bramley made a motion to add automobile / equipment “For Sale” signs to the agenda. Abby Conroy seconded. Vote: 7:0. All in Favor.
Dr. Tobin stated several owners have been selling cars with “For Sale” signs and it’s a violation of Planning & Zoning. Discussion – property owner, how long to have the sign up,
11. Possible Executive Session to discuss pending litigation None
12. Correspondence
 - a. East Litchfield Historical Society. Letter is on file.
 - b. NHCOG, Meeting November 30, 2016. Letter is on file.

Carol Bramley made a motion to close the meeting. Abby Controy Seconded. Vote: 7:0. All in Favor.

Meeting ended at 9:28 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary

Recording Date: 11/21/17

Thomas Waterhouse, Chairman

Date: 11/ / 16