

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.
Bantam, CT

REGULAR MEETING MINUTES- DRAFT

October 19, 2015, 2015 - 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:02 pm.

Members Present: Curtis Barrows, Carol Bramley, Peter Losee, Dr. Susan Lowenthal, Denise Schlesinger, Thomas Waterhouse, David Pavlick
Members Absent: David Morgan, Dennis Tobin, PhD
Alternate Members Present: None
Also Present: None

1. Appointment of Alternates: None
2. Public Comment: None
3. Commissioners' requests: None

PUBLIC HEARINGS

4. **19 Old Smith Road – Fairchild, October 19, 2015** – Special Exception Accessory Apartment (Article V, Section 1, (6) (c))

Opened at 7:03 pm.

David Pavlick is now seated as a regular member at 7:05 pm.

Mark Fairchild and Jessica Fairchild presented the Commission with an overview. Mr. Fairchild presented the Commission with a map, green cards, deed restrictions, and Torrington Area Health letter.

Peter Losee is not seated as a regular member at 7:11 pm.

Public Comment: None

Curtis Barrows made a motion to close the public hearing for 19 Old Smith Road – Fairchild, October 19, 2015 – Special Exception Accessory Apartment (Article V, Section 1, (6) (c), Carol Bramley seconded. Vote of 7:0, with all in favor.

Carol Bramley made a motion to approve 19 Old Smith Road – Fairchild, October 19, 2015 – Special Exception Accessory Apartment (Article V, Section 1, (6) (c), David Pavlick seconded. Vote of 7:0, with all in favor.

APPLICATION RECEPTIONS

5. 8-24 Application – North Shore Rd., October 19, 2015 – Replace Bridge over Butternut Brook.

Mr. Fasano, representing the Department of Public Works, Town of Litchfield, presented the Commission with an overview. The bridge is not aligned to the road.

Carol Bramley made a motion for a favorable recommendation for the 8-24 Application – North Shore Rd. – Replace Bridge over Butternut Brook. Dr. Susan Lowenthal seconded, vote of 7:0, with all in favor.

6. 451 Bantam Rd. – Dowling Toyota, October 19, 2015 – Site plan for upgrade of automobile dealership building and lot.

Chris Dowling of Dowling Toyota presented the Commission with an overview.

Curtis Barrows made a motion to send 451 Bantam Rd. – Dowling Toyota – Site plan for upgrade of automobile dealership building and lot to public hearing on November 16, 2015. Carol Bramley seconded. Vote 7:0, with all in favor.

Dr. Susan Lowenthal left the meeting at 7:45 pm

7. 590 Torrington Rd. – Litchfield Golf Center, October 19, 2015 – Minor site plan modification to construct 16'x16' building addition.

Administrator approval of 590 Torrington Rd. – Litchfield Golf Center – Minor site plan modification to construct 16'x16' building addition.

8. Approval of Minutes of Minutes of August 3, 2015

From: Approval of Minutes of September 21, 2015 – C. Bramley moved to approve the minutes, C. Barrows seconded the motion passed unanimously.

To: Approval of Minutes of September 21, 2015 – C. Bramley moved to approve the minutes as amended, C. Barrows seconded the motion passed unanimously.

Carol Bramley made a motion to approve the minutes of October 5, 2015 as correct. Curtis Barrows seconded. Vote 6:0, with all in favor.

9. New Business None

10. Possible Executive Session to discuss pending litigation. None

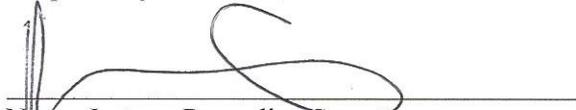
11. Correspondence:

- a. Northwest Hills COG's "5th Thursdays Forums" for Land Use Boards & Commissions", Thursday, October 29, 2015
- b. Attorney Steven E. Byrne, "This Client Update", October 08, 2015

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

Meeting ended at 7:57 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording Date 10/ 21 /15

Thomas Waterhouse, Chairman
Date 10/ /15