

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex.
80 Doyle Rd., Bantam, CT
REGULAR MEETING MINUTES
October 3, 2016 7:00 pm

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

Members Present: Carol Bramley, Guy Baldwin, Peter Losee, Denise Schlesinger, Thomas Waterhouse
Members Absent: Abby Conroy, Mitchell Samal
Alternate Members Present: William Conti, Nancy Tarascio-Latour
Also Present: Dennis Tobin, PhD
1. Appointment of Alternates: William Conti, Nancy Tarascio-Latour
2. Commissioners' requests: *Add item to agenda. Number 6. A – 469 Bantam Road/50 Harris Road - Woodbury Blacksmith & Forge – Special Exceptions for light manufacturing use. Vote: 7:0. All in favor.*

APPLICATION RECEPTIONS

3. **8-24 Application – Buck Rd.** - Discontinue the entirety of “Buck Road” as a public highway, Pursuant to CGS 13a-49 as amended.
Nancy Southard, Tax Collector for Town of Litchfield provided an overview to the Commission. By discontinuing Buck Road, the property associated with the road will be divided equally along the center line of the parcel from its intersection with Donahue Road Extension to its terminus approximately 600ft. northerly to the point where the existing driveway diverge from Buck Road, with each party being responsible for its proportionate share of the snowplowing, maintenance and drainage.
William Conti made a motion for a favorable motion for Buck Road to discontinue the entirety of “Buck Road” as a public highway, Pursuant to CGS 13a-49 as amended. Carol seconded. Vote 7:0. All in favor.

William Conti stated he will at times recommend some of his clients Greenwoods Counseling.

4. **Greenwoods Counseling – 25 South St.** – Receive and set public hearing (10/17/16) for modification to Special Exception – Philanthropic, Institutional, Educational use within a Worship Place (St. Michaels Episcopal Church)
Donna Campbell and Barbara Putman provided an overview to the Commission.
Greenwoods did not realize St. Michaels Episcopal Church did not have a special expectation in place for approval of signage.

William Conti made a motion to send Greenwoods Counseling, 26 South St. for public hearing on 10/17/16, Carol Bramley seconded. Vote: 7:0. All in favor.

5. **6645 Federal Square Realty – Village Green Dr.** – Minor Site Plan Modification for addition of east elevation stairwell and permeable pathway at new Stop & Shop building.

Chairman Waterhouse and Dr. Tobin reported the approval of Minor Modifications to Site Plan for addition of east elevation stairwell and permeable pathway at new Stop & Shop building.

6. **Hunters Chase – Hunter Dr.** – Minor Site Plan Modification for changing two, 4 unit footprints to two, 3 unit footprints.

Michael Belfonti provided the Commission an overview. Use existing two (2), four (4) unit footprint previously approved four (4) unit lot in accordance with original approval.

Carol Bramely made a motion to approved, Hunters Chase – Hunter Dr. – Minor Site Plan Modification for changing two, 4 unit footprints to two, 3 unit footprints. William Conti seconded. Vote 7:0. All in favor.

6. a. **469 Bantam Road/50 Harris Road - Woodbury Blacksmith & Forge** – Special Exceptions for light manufacturing use.

Christopher Bauman and Matthew Bartley provided the Commission with an overview. Mr. Bauman and Mr. Bartley would like to add a Woodbury blacksmith & forge.

Carol Bramley made motion to send 469 Bantam Road/50 Harris Road - Woodbury Blacksmith & Forge – Special Exceptions for light manufacturing use to public hearing on 11/7/16. Peter Losee seconded. Vote: 7:0. All in favor.

7. **Land use compliant #16-01 – Deering 110 McBride Road concerning Northfield Preserve Land Trust 58 McBride Road.**

- a. Vote on whether to commence injunction action in Superior Court for violation of Cease and Desist order #15-1 – use of gun club shooting range determined by the Zoning Board of Appeals Case #14-11-2, January 6, 2015 to be abandoned.

Chairman Waterhouse stated this is not a public hearing. This is a fact finding meeting which was held on July 6, 2016.

Mr. Deering and Attorney Ebersol presented the Commission with a letter dated October 3, 2016. Re: Request for Enforcement of Cease and Desist Order, Complaint #16-01 – Gun Club / Shooting Range – 58 McBride Road, Litchfield, CT 06778, Property Owner: Northfield Preserve Land Trust. Letter is on file.

William Conti made a motion to approve Injunction Action Whereas a cease and desist order was issued by the Land Use Administrator numbered 15-1 on January 12, 2015 ordering that the use of 58 McBride Road as a gun club – shooting range cease and

That no appeal of this Cease and Desist Order was taken to the Litchfield Zoning Board of Appeals, leaving said order in place and

Evidence has been presented to the Commission that 58 McBride Road continues to be used as a gun club – shooting range in violation of the Cease and Desist Order, “Use of a gun club – shooting range determined by the Zoning Board of Appeals; case no. 14-11-2, January 6, 2015 to be abandoned.”,

It is hereby moved the the Commission authorized its Attorney to commence a civil action in Litchfield Superior Court pursuant to Connecticut General Statutes Sec. 8-12 seeking any and all remedies provided by that statute including a permanent injunction prohibiting all future use of the subject property as a gun club – shooting range as well as civil fines and the payment of its attorney’s fees.

Vote:

Yes: Carol Bramley, Guy Baldwin, Peter Losee, Denise Schlesinger, William Conti, Nancy Tarascio-Latour

No: Thomas Waterhouse

William Conti made a motion to send to the Board of Selectman for approval of funding. Peter Losee seconded. Vote: 7:0. All in favor.

8. Approval of Minutes of September 19, 2016

Carol Bramley approved the minute of September 19, 2016. William Conti seconded. Vote 7:0. All in Favor.

September 6, 2016 minutes have not been approved to date. A copy of the minutes will be sent to Commission members.

9. Public Comment None

10. Old Business None

11. New Business None

12. Possible Executive Session to discuss pending litigation. None

13. Correspondence

- a. State of Connecticut, Connecticut Sitting Council, September 16, 2016, Reg: Docket No. 466. Re: The Council considered and approved the Development and Management (D & M) Plan submitted.

Carol Bramley made a motion to close the meeting. William Conti seconded. Vote of 7:0. All in favor.

Meeting ended at 8:36 pm.

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording Date 10/03/16

Thomas Waterhouse, Chairman
Date 10/ /16