

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES- DRAFT

September 8, 2015, 2015 - 7:00 p.m.

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

Members Present: Curtis Barrows, Carol Bramley, Denise Schlesinger, Thomas Waterhouse, Peter Losee arrived at 7:04 pm, David Pavlick arrived at 7:26 pm.

Members Absent: Dr. Susan Lowenthal., David Pavlick, William Conti, David Morgan

Alternate Members Present: None

Also Present: Land Use Administrator, Dennis Tobin, PhD

1. Appointment of Alternates: None
2. Public Comment: None
3. Commissioners' requests: Curtis Barrows stated he attended a Board of Selectman Meeting. The Board of Selected requested feedback regarding the revised regulation. Mr. Barrow presented the Commission a letter. The letter is on file.

Peter Losee is now seated as a regular member at 7:04 pm.

PUBLIC HEARINGS

4. 6645 Federal Square Realty, LLC - Village Green Dr. September 8, 2015– Site plan for conversion of 850 sq. ft. of office space to restaurant space in Bldg. A.

Mr. Greenberg presented the Commission with a three (3) page letter from Milone & Macbroom. The letter is dated August 5, 2015. The letter is on file.

The Commission read a letter from: Milone & MacBroom, August 5, 2015, Re: Application to Amend Site Plan for Village Green Shopping Center, Application for Special Exception for Restaurant in Village Green Shopping Center, MMI # 2664-22-1. The letter is on file.

The Commission read a letter from Byrne & Byrne, LLC., September 4, 2015, Re: 6645 Federal Square Realty LLC – Application to Modify Site Plan, Chine Rainbow Restaurant – Special Exception Application. The letter is on file.

David Pavlick is now seated as a regular member at 7:26 pm.

Chairman Waterhouse asked Mr. Greenberg if he had any rebuttal regarding the two letters. Mr. Greenberg spoke about shared parking. The Commission spoke about parking during construction and public safety. The Commission requested a Site Plan outlining the parking requirements.

Public Comment: None

Mr. Greenberg requested a continuation of the Public Hearing in order to present the Commission the following items: (a) removing two (2) parking spaces; (b) signed agreement with Litchfield Commons; and; (c) new site plan for Building A.

Dr. Tobin asked where is the agreement with Litchfield Commons. Mr. Greenberg stated it is not completed.

Mr. Greenberg presented the Commission a letter allowing a sixty-five (65) day extension for the Public Hearing. The letter is on file. The Commission read a letter from Mr. Greenberg regarding a sixty-five (65) day extension for the Public Hearing. The letter is on file.

Carol Bramley made a motion to continue 6645 Federal Square Realty, LLC - Village Green Dr. – Site plan for conversion of 850 sq. ft. of office space to restaurant space in Bldg. A to Public Hearing on September 21, 2015. Peter Losee seconded. Vote of 6:0, with all in favor.

5. De An Zheng DBA China Rainbow Restaurant – Village Green Dr. September 8, 2015 – Special Exception Restaurant Use in Building A Unit 2B – 850 sq. ft.

The Commission read a letter from Byrne & Bryne, LLC., September 4, 2015, Re: 6645 Federal Square Realty LLC – Application to Modify Site Plan, Chine Rainbow Restaurant – Special Exception Application

Mr. Greenberg presented the Commission a letter allowing a sixty-five (65) day extension for the Public Hearing. The letter is on file. The Commission read a letter from Mr. Greenberg regarding a sixty-five (65) day extension for the Public Hearing. The letter is on file.

Carol Bramley made a motion to continue De An Zheng DBA China Rainbow Restaurant – Village Green Dr. September 8, 2015 – Special Exception Restaurant Use in Building A Unit 2B – 850 sq. ft. Public Hearing on September 21, 2015. David Pavlick seconded. Vote of 6:0, with all in favor.

6. Continue Public Hearing for Subdivision Regulations.

Dr. Tobin suggested the Commission close the Public Hearing.

Public Comment: None

David Pavlick made a motion to close the Public Hearing for Subdivision Regulations. Denise Schlesinger seconded. Vote of 6:0, with all in favor.

REGULAR MEETING

7. Review Proposed Zoning Regulations Amendments & Map.

Mr. Sean Suder presented the Commission via phone conference a summary of the proposed zoning regulations amendments & map. The Commission spoke about several topics, but not limited to: greenhouse nursery, home occupation, table of contents, planned development, and driveways.

The Commission read a letter from Graydonlanduse, August 21, 2015, Re: Litchfield, Connecticut – Zoning Regulations Memo and Errata Sheet. The letter is on file.

The Commission read a letter from Design Review Advisory Committee, Meeting Minutes from September 3, 2015 meeting. Letter is on file.

The call ended at 9:39 pm.

8. Approval of Minutes of August 17, 2015

Carol Bramley made a motion to approve the minutes of August 17, 2015 with the following changes. Peter Losee seconded. Vote of 5:0 with 1 abstention. Peter Losee abstained.

From:

Carol Bramley made a motion to send 6645 Federal Square Realty, LLC - Village Green Dr. – Site plan for conversion of 850 sq. ft. of office space to restaurant space in Bldg. A to Public Hearing on September 8, 2015. William Conti seconded. Vote of 5:0, with all in favor.

To:

Carol Bramley made a motion to continue 6645 Federal Square Realty, LLC - Village Green Dr. – Site plan for conversion of 850 sq. ft. of office space to restaurant space in Bldg. A to Public Hearing on September 8, 2015. William Conti seconded. Vote of 5:0, with all in favor.

From:

Made a motion to approve Brandywine Senior Living, 19 Constitution Way, August 17, 2015, Minor Site plan Modification to add gravel path, modify dumpster location, remove temporary parking.

To:

Removed – no motion

9. Old Business None

10. New Business None

11. Possible Executive Session to discuss pending litigation. None

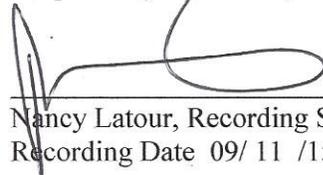
12. Correspondence

- a. Letter: Barbara Putnam, September 4, 2015, Re: Open Space Definition in both current and proposed regulations.
- b. Letter: Byrne & Byrne, LLC. , September 8, 2015. Re: Commissioner Participation Via Telephone.

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

Meeting ended at 10:20 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary

Recording Date 09/11/15

Thomas Waterhouse, Chairman

Date 09/11/15