

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex, 80 Doyle Road, Bantam, CT
MINUTES

Monday, August 15, 2011 7:00 p.m.

Chairman Putnam called the meeting to order at 7:03 p.m.

Present were members Barbara Putnam, Elizabeth Jamieson, Sky Post, and alternate James Keithan

Absent: Bill Burgess, Michael Italiaander, Susan Lowenthal, Tom Waterhouse, and alternates Kelli Green and Paul Adams.

Also present was Land Use Administrator Dr. Dennis Tobin.

1. **Public Comment** – No members of the public spoke
2. **Appointment of Alternates** James Keithan was seated as a regular member.
3. **Approval of Minutes of August 1, 2011.**

Motion: Sky Post moved to approve the minutes as submitted.

Second: Elizabeth Jamieson

Voting in favor: Elizabeth Jamieson, Sky Post, James Keithan

Abstentions: None

Motion carried 3-0

4. **Commissioner's Requests** – James Keithan asked about whether signs in the state right of way were enforced by the state. Dr. Dennis Tobin explained he had met with the DOT representative and was informed that the state DOT has been patrolling and enforcing them in town.

APPLICATION RECEPTIONS

5. **Bachman** **15 Osborn Lane** **8/15/11**

Receive and set public hearing for special exception accessory apartment.

Dan Bristol representing the applicant told the Commission that TAHD has approved their septic plan for their application. The apartment will be in the existing garage. The hearing was set for September 19, 2011.

6. **Abbott** **88 North Lake St.** **8/15/11**

Receive and set public hearing for special exception home occupation personal wellness training studio.

The applicant has a statement of use. An existing woodworking shop will be converted to a personal fitness studio. The hearing was set for September 19, 2011.

CONSIDERATIONS/PUBLIC HEARINGS

7. **Ron's Automotive Center Inc.** **22 Thomaston Road** **8/15/11**

Consider Site Plan modification for auto dealership and repair shop.

The applicant has a favorable recommendation from the DRAC and approval from ZBA which is not yet on file. Approval from the Fire Marshal and FEMA are on file.

Dr. Tobin stated that there is a large amount of sediment on the driveway and that there should be approximately 50' of gravel placed along the last 50' of driveway or a construction/anti-track pad be placed at the foot of the driveway.

Mr. Mahan stated the barn would be completed within the next 2 months along with the driveway being paved up to the barn prior to occupancy.

Chairman Putnam closed the hearing at 8:14 p.m. and reviewed the accessory apartment regulations with the commission.

b.Consider

Discussion ensued on the issue of whether the regulations allow the accessory building to be built and occupied before the principal dwelling is completed.

Motion: Sky Post moved to approve the application

Second: Elizabeth Jamieson

Voting in favor: Elizabeth Jamieson, Sky Post.

Voting Against: James Keithan

Motion carried 2-1

11. **Old Business-** No old business was discussed.

12. **New Business** - No new business was discussed.

13. **Correspondence** – A letter from Breezy Knolls waterfront committee along Bantam Lake concerning the reconstruction of a stone and concrete wall along Litchfield Streets and Bantam Lake, a letter from the Town of Washington concerning construction of a parking area within 500' of Litchfield's Town boundary, a letter from Dennie Williams concerning commissioners recusing themselves from applications. Chairman Putnam had responded to Mr. Williams explaining that state law does not permit the Commission to force a Commissioner to recuse himself, but that the Commissioner has to do it himself.

14. **Possible Executive Session to discuss pending litigation** –.

Motion: Sky Post moved to go into executive session at 8:54 p.m.

Second: Elizabeth Jamieson

Voting in favor: Elizabeth Jamieson, Sky Post.

Abstentions: none

Motion carried 3-0

Motion: Elizabeth Jamieson moved to go out of executive session at 9:05 p.m.

Second: Sky Post

Voting in favor: Elizabeth Jamieson, Sky Post.

Abstentions: none

Motion carried 3-0

The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Elizabeth Jamieson
Secretary

Barbara Putman
Chairman