

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex, 80 Doyle Road, Bantam, CT
MINUTES
Monday, May 16, 2011 7:00 p.m.

Chairman Putnam opened the meeting at 7:02 p.m.

Present were members Barbara Putnam, Susan Lowenthal, Michael Italiaander, Elizabeth Jamieson, Sky Post, Tom Waterhouse and alternates James Keithan and Kelli Green.

Absent: Bill Burgess, alternate Paul Adams.

Also present was Land Use Administrator Dr. Dennis Tobin

1. **Public Comment** –No members of the public spoke.
2. **Appointment of Alternates** – Alternate Kelli Green was appointed for absent member Bill Burgess.

3. **Approval of Minutes May 2, 2011** –

It was noted that Susan Lowenthal's arrival should be placed in the minutes and language be added with regards to regional watersheds for the discussion of the definition for "locally grown," and the correspondence should be listed.

Motion: Sky Post moved to accept the minutes as corrected

Second: Kelli Green

Voting in Favor: Elizabeth Jamieson, Sky Post, Susan Lowenthal, James Keithan Kelli Green and Tom Waterhouse.

Abstentions: Michael Italiaander

Voting against: None

Motion carried: 5-1-0

4. **Commissioners' requests** –No Commissioners had requests
5. **Borough of Litchfield.** No representatives of the Borough were present to speak.

APPLICATION RECEPTIONS

6. **McKenney – 37 Saw Mill Road** – Special Exception for addition to an existing Accessory Apartment. The Commission asked that the Assessor's card be submitted to the file to see if in fact there is record of the previous approval for the accessory apartment. The application has Milton Historic District Commission Approval and TAHD approval is pending. The hearing will take place on June 20th.

PUBLIC HEARINGS/CONSIDERATIONS

7. **Manasse, Slaiby & Leard, LLP – 49 Old Mt. Tom Road** – expanding special exception accessory apartment.

a. Open Pubic hearing.

Chairman Putnam opened the hearing at 7:40 p.m. and read the legal notice in to the record. Attorney Samuel Slaiby and Architect Stephen Lasar were present representing the applicant. The application has TAHD approval. One bedroom exists in the current accessory apartment and one bedroom will continue to exist. The floor area of the proposed apartment with the addition will be just under 50% of the floor area of the principle dwelling with proposed additions that are noted on the plan. The will also be a sunroom in the rear. Three parking spaces are provided. There was discussion of how the buildings are not visible from neighboring properties, so that no screening will be necessary. No members of the public were present to speak for or against the application. The hearing closed at 8:05 p.m.

b. Consider.

Motion: Susan Lowenthal to approve the application because it complies with the regulations.
Second: Sky Post
Voting in Favor: Elizabeth Jamieson, Sky Post, Susan Lowenthal, Kelli Green, Tom Waterhouse, Michael Italiaander
Abstentions: None
Voting against: None
Motion carried: 6-0

8. Manasse, Slaiby & Leard, LLP – 49 Old Mt. Tom Road – expanding special exception seasonal cottage/artists studio.

a. Open Public hearing.

Chairman Putnam opened the hearing at 8:08 p.m. and read the legal notice for the record. Attorney Samuel Slaiby and Architect Stephen Lasar were present representing the applicant. The neighbors were notified by two letters in the same envelope for both this and the previous application. The letters and green cards are in the file for the accessory apartment. Attorney Slaiby explained the structure is not a cottage, and has no plumbing. The use today is an artists studio that includes some storage space in a smaller percentage of the building that includes a heater. The storage utility area is to be converted in to a sunroom with glazed windows. TAHD approval is on file for a “dry building.” No members of the public were present to speak for or against the application. Elevations and floor plan were submitted to the file. The hearing closed at 8:18 p.m.

b. Consider

Motion: Sky Post moved to accept the application as submitted.
Second: Michael Italiaander
Voting in Favor: Elizabeth Jamieson, Sky Post, Susan Lowenthal, Kelli Green Tom Waterhouse, Michael Italiaander
Abstentions: None
Voting against: None
Motion carried: 6-0

9. Land Use Administrator report – RFP/RFQ. The RFP/RFQs were submitted by 6 Firms. The Commission will request an interview with the firm of Patrick Wall, the only firm that submitted a price within our budget, at the June 6th meeting.

10. Old Business – No old business was discussed.

11. New Business – No new business was discussed.

12. Correspondence –

- A letter from Aquarion water Co. regarding a generator they will build in the Hamill Wellfield. This work does not require a permit from P&Z, but the plans are being submitted as a courtesy.

Jack Healy entered the meeting. He has not seen these plans yet. They will be reviewed under “Aquifer protection” on the next agenda.

- A letter from Yale University concerning the highlands regional study. This item will also be placed on the next planning agenda.
- A regional housing forum at UConn Torrington on June 1st,
- Land Use academy at Storrs,
- a letter from Ron’s Automotive regarding river cleanup day Saturday May 21st.

- A notice from Goshen Planning and zoning concerning the adoption of a new definition of height,
- a proposed regulation change from Morris concerning their Lake district.
- A notice from the Town of Washington concerning housing and business districts
- A notice from the Town of Warren regarding changing their telecommunications regulations.

13. Possible Executive Session to discuss pending litigation

Motion: Sky Post to move in to executive session at 9:00 p.m. and to invite Land use Administrator Dennis Tobin and Public Works director Jack Healey.

Second: Michael Italiaander

Voting in Favor: Elizabeth Jamieson, Sky Post, Susan Lowenthal, Kelli Green Tom Waterhouse, Michael Italiaander

Abstentions: None

Voting against: None

Motion carried: 6-0

Motion: Elizabeth Jamieson moved to come out of executive session at 9:20 p.m.

Second: Susan Lowenthal

Voting in Favor: Elizabeth Jamieson, Sky Post, Susan Lowenthal, Kelli Green Tom Waterhouse, Michael Italiaander

Abstentions: None

Voting against: None

Motion carried: 6-0

The Commission authorized Dr. Dennis Tobin to continue to communicate with Attorney Steve Byrne.

The meeting adjourned at 9:21 p.m.

Respectfully submitted,

Barbara Putna chair

Elizabeth Jamieson
Secretary