

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Road, Bantam, CT

MINUTES

Monday, July 18, 2011 7:00 p.m.

Chairman Putnam called the meeting to order at 7:01 p.m.

Present were members Barbara Putnam, Michael Italiaander, Elizabeth Jamieson, Tom Waterhouse and alternate James Keithan

Absent: Bill Burgess (arrived late), Sky Post, Susan Lowenthal and 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** James Keithan was seated for absent member Sky Post
3. **Commissioner's Requests** – no Commissioners had requests
4. **Approval of Minutes of June 20, 2011.** Chairman Putnam noted a typo in the minutes.
Motion: James Keithan moved to approve the minutes as revised.
Second: Michael Italiaander
Voting in favor: Elizabeth Jamieson, Michael Italiaander, James Keithan, Tom Waterhouse
Abstentions: None
Motion carried 4-0

APPLICATION RECEPTIONS

5. **Ron's Automotive Center Inc. 22 Thomaston Road** **7/18/11**
Site Plan modification for auto dealership and repair shop.
The applicant was present and showed the Commission a site plan. The applicant will need approval from the ZBA for the Auto repair use.

Bill Burgess arrived at 7:05 p.m.

The applicant amended their application to reflect 5 employees instead of 2, a fence is proposed and some low shrubs along the road. It was recommended they get review from the Design Review Advisory Committee. The application will be placed on the August 15th agenda.

6. **Litchfield Community Center – 421 Bantam Road** **7/18/11**
Site Plan modification for 32' x 34' building addition.
Attorney Brian McCormick was present representing the community center for the addition that is needed for additional storage. Wetlands approval will be required and review from the Fire Marshal and Town Engineer will be obtained prior to the next meeting. This item will be placed on the next regular meeting agenda.

7. **Mahan** **108 Norfolk Road** **7/18/11**
Special Exception for accessory apartment.
The applicant was not present and the commission was not quite comfortable with the fact that the applicant was proposing the accessory apartment prior to finishing the single family dwelling on the property. The Commission will ask that the applicant come back next month so that more information can be obtained prior to setting a public hearing date.

8. **Brandywine Assisted Living – 19 Constitution Way –** **7/18/11**
Two building additions

a. Public Hearing

Michael Italiaander recused himself from the hearing.

Chairman Putnam opened the public hearing at 7:29 p.m. and read the legal notice into the record. Attorney Grimes was present representing the applicant and submitted the certified mail receipts for the record.

The applicant's architect Mike Lillis presented a site plan and elevations showing the proposed addition to the south and to the rear of the building. The existing parking toward the south end will be moved towards the front of the building and 7 additional spaces added.

Attorney Grimes reviewed a memo dated 7/18/11 that outlined the history of approvals on the site. The Design Review Committee approved the plan, WPCA approval was granted 7/14/11, approval from the Public Works Director was on file, approval from the ZBA for 5% of the maximum footprint and 10% of the maximum floor area had been obtained with the previous approval, application for Aquifer Protection was submitted and approved because it was a non-regulated activity. The applicant has reviewed Town Planner Tom McGowan's review dated 7/14/11 and has responded by incorporating changes in to the site plan.

Engineer Steve Henney explained the revisions to the site plan regarding moving a parking space and added a table of the coverage on the site and four 4" caliper trees are proposed, a 5th may be required to meet the site plan requirements

Emergency access is available and will be easier with the new parking area to maintain. The applicants landscaping company is under contract to keep the snow removed as well as fire hydrants clear.

Attorney Grimes submitted a copy of the land records regarding an agreement that will allow an interconnect from Stop and Shop to Constitution way to be constructed in the future. The applicant will agree to more plantings as a buffer if the Commission requires it. Chairman Putnam closed the hearing at 8:02 p.m.

b. Aquifer Protection Agency Review

Dr. Tobin reported to the Commission, acting as the Town's Aquifer Protection Agency, that this application contains no Regulated Activities. He has asked the applicant to review their best management practices for land care, laundry, and the handling the waste for the benefit of Aquifer Protection. A new dumpster containment structure was described.

b. Consider

Motion: Tom Waterhouse moved to approve the site plan dated 4/6/11 revised through 7/15/11 with the addition of replacing one 2" caliper with a 4" caliper native tree.

Second: Elizabeth Jamieson

Voting in favor: Elizabeth Jamieson, Bill burgess, James Keithan, Tom Waterhouse

Abstentions: Michael Italiaander

Motion carried 4-1-0

9. Litchfield on the green (Litchfield inn) 432 Bantam Road 7/18/11 **Site plan application for 2 story addition.**

Kenneth Hrica, PE was present representing the applicant for the proposed addition and Personal Service Shop w/o hazardous materials, outdoor tennis courts, paved parking area and landscaping.

Some additional lights will be placed around the property that are in keeping with the existing 8' and 13' light posts throughout the property. Mr. Hrica commented on Town Planner Tom McGowan's note in his memo dated 7/14/11 regarding the personal service shop w/o hazardous materials and told the Commission that it was specifically called out in the application as the town Planner requested.

