

**LITCHFIELD PLANNING AND ZONING COMMISSION**

Town Hall Annex

80 Doyle Road, Bantam, CT

**REGULAR MEETING MINUTES**

September 6, 2016 7:01 p.m.

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

- Members Present: Carol Bramley, Abby Conroy, Peter Losee, Denise Schlesinger,  
Thomas Waterhouse
- Members Absent: Guy Baldwin, William Conti, Mitchell Samal
- Alternate Members Present: Nancy Tarascio-Latour
- Also Present: Dennis Tobin, PhD
1. Appointment of Alternates: Nancy Tarascio-Latour
  2. Commissioners' requests: None

**PLANNING MEETING**

**3. *Plan of Conservation and Development –POCD – Online survey review***

Francisio Gomes and Romi Fitzgerald from, Fitzgerald & Halliday, Inc., presented the Commission with an overview of the on-line survey. *“The purpose of the survey is to collect information for Litchfield’s update to its Plan of Conservation and Development (POCD). The Planning and Zoning Commission would like your thoughts on how Litchfield should plan for the future. Your response to this survey will help in the preparation of the new POCD. This is an opportunity for everyone in the community to revisit the overall vision for Litchfield that was laid out in its last POCD and to decide how to guide change in the coming decade. The survey should only take five to ten minutes for you to complete. The survey will remain open between September 8, 2016 and October 31, 2016.”* FHI provided an agenda for the September 19, 2016, Community Workshop which will be held at the Litchfield Community Center, 421 Bantam Road, Litchfield, CT

**PUBLIC HEARING**

**4. *Fearon – 51 Camphill Rd.* – Special Exception accessory apartment. (Received 8/15/16)**

Lisa Fearon and Charles Fearon presented the Commission with an overview.

Public Comment: Elaine Snyder stated she is very excited to move into the house with her family.

***Carol Bramley made a motion to close the public hearing. Denise Schlesinger seconded. Vote: 5:0:1, (Nancy Tarascio-Latour abstained).***

***Carol Bramley made a motion to approved Fearon – 51 Camphill Rd. – Special Exception accessory apartment. Denise Schlesinger seconded. Vote: 5:0:1, (Nancy Tarascio-Latour abstained).***

**APPLICATION RECEPTIONS**

5. **Litchfield Ford – 439 Bantam Rd.** – Receive Site Plan for 2,700 sf (44'x72) building addition.

Gary Capitanio for Borghesi Building & Engineering and Pat Hill, Litchfield Ford presented an overview. Mr. Hill stated he will add more signage. The Commission spoke about parking, signage, right of way, egress and emergency vehicle access.

*Carol Bramley made a motion to approve Litchfield Ford – 439 Bantam Rd. – Site Plan for 2,700 sf (44'x72) building addition. Peter Losee seconded. 5:0:1: (Abby Conroy abstained)*

6. **Karavasili (DBA) Peaches n Cream -628 Torrington Rd.** Receive site plan for building addition, including walk in refrigerator and freezer.

Michael Boe from BOE Architect and Katerina Karavasili presented the Commission with an overview.

*Carol Bramley made a motion to approve Karavasili (DBA) Peaches n Cream -628 Torrington Rd. Site plan for building addition, including walk in refrigerator and freezer. Abby Conroy seconded. Vote: 6:0. All in Favor.*

7. Approval of Minutes of August 15, 2016

*Carol Bramley made a motion to approve the minutes of August 1, 2016 as corrected. Peter Losee seconded. Vote 5:0:1. (Tom Waterhouse abstained).*

a. *Public Hearing: William Conti is now seated as an alternate member*

b. *#7 – Mitchell Samal in no longer seated as an alternate Member. Nancy Tarascio-Latour is now seated as a regular member.*

c. *#8 – Mitchell Samal is now seated as a regular member.*

8. Public Comment

a. William Deering, neighbor of William Stack, presented the Commission with several items: Video's and Facebook documents regarding 58 McBride Road.

9. Old Business           None

10. New Business       Oliver Wolcott Library: The new paving of the parking lot is under investigation.

11. Possible Executive Session to discuss pending litigation: None

12. Correspondence

a. Connecticut Land Conservation Council, Re: Regional Land Trust board Summit, Wednesday, September 14, 2016

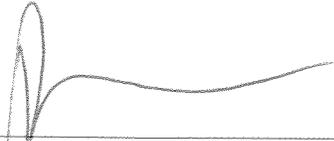
b. NHCOC: Re: Regional Plan Focus Group Sessions, Housing: September 14, 2016 and Climate & Energy: September 29, 2016

c. Raz Alexe, Public Works Director, Re: LHS Message Board has been fixed.

*Carol Bramley made a motion to close the meeting. Peter Losee seconded. Vote of 6:0. All in favor.*

Meeting ended at 8:47 pm.

Respectfully Submitted,



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Nancy Latour, Recording Secretary  
Recording Date 09/ 6 /16

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Thomas Waterhouse, Chairman  
Date 09/ /16