

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex – 80 Doyle Road, Bantam, CT

PLANNING MEETING MINUTES

December 2, 2013 7:03 p.m.

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

Present: Commissioners Curtis Barrows, Carol Bramley, Peter Losee, Thomas Waterhouse, David Pavlick, Susan Lowenthal, and Ed Doyle. Alternate Commissioners Denise Schlesinger and William Conti and Land Use Administrator Dr. Dennis Tobin.

Absent: Alternate Commissioner Ralph White.

Appointment of Alternates: None

Approval of Minutes of November 18, 2013

C. Barrows moved and P. Losee seconded a motion to approve the minutes. C. Barrows, C. Bramley, E. Doyle, P. Losee, S. Lowenthal and T. Waterhouse voted in the affirmative, D. Pavlick abstained. The motion carried.

Public Comment: None

Commissioners' requests: D. Pavlick requested the election of officers and the review of the by-laws be moved to the top of the agenda. After brief discussion, D. Pavlick moved to change the order of the agenda by moving agenda item numbers 10 and 11, review of by-laws and election of officers, to numbers 5 and 6 respectively. C. Barrows seconded the motion which was unanimously carried meeting the required 2/3 vote.

Review of by-laws: Dr. Tobin and commission members discussed suggested modifications to the by-laws as they currently exist. The consensus was the Commission's attorney needed to review the by-laws and any changes considered. C. Bramley moved to send the by-laws to Atty. Byrne for review and comment. C. Barrows seconded the motion which was unanimously carried.

Election of Officers: D. Pavlick moved to nominate T. Waterhouse Chairman and C. Barrows Vice-Chairman. Prior to a second, it was suggested the positions be nominated individually. C. Barrows moved to nominate T. Waterhouse as Chairman, S. Lowenthal seconded the motion. Voting aye: C. Barrows, D. Pavlick, S. Lowenthal, T. Waterhouse, C. Bramley, P. Losee and E. Doyle. Voting no: none. S. Lowenthal moved to nominate C. Barrows as Vice Chairman and P. Losee seconded the motion. Voting aye: C. Barrows, D. Pavlick, S. Lowenthal, T. Waterhouse, C. Bramley, P. Losee and E. Doyle. Voting no: none

Town Planner Retirement: Tom-McGowan, Planner for the town of Litchfield for 25 years, presented a letter of resignation to Land Use Administrator, Dennis Tobin. He commented on his tenure as Litchfield's Planner, stating that he found it "interesting" at times, both living and working in town.

He was warmly thanked by the commission members. On behalf of the commission, S. Lowenthal moved to make a sincere acknowledgement on behalf of the commission and townspeople to thank Tom for all his hard work through the years and for all his work on the Town Plan of Development,

Land Use Administrator Report: the commission reviewed the zoning permits for September. T. Waterhouse along with other commissioners asked whether enforcement action could be taken with regard to a property located on Old Route 8. D. Tobin stated the property is located in an R-80 residential zone and was not in violation with the regulations in that zone. He also stated he would soon be presenting a request for funding for a revision of the Zoning Regulations and POCAD to the town's Capital Committee.

Subcommittee reports: Old Route 8: T. Waterhouse stated the discussion had been tabled until after the election and the new year. The committee will report at the February 3rd planning meeting.

Zoning Regulations Review: the commission began its review of the regulations by looking at the Preamble and Table of Contents. With no comments as to changes to either, discussion continued with the review of Article I,

Section 1, Purpose which was determined to be concise and not requiring change. Article I, Section 2, 7 raised discussion as to why single family dwellings were exempt from erosion and sedimentation control plans. Article II, Section 2 Definitions raised a number of questions as to a number of deletions pertinent to current business uses and confusion and questionable meaning to some defined terms no longer commonly used. Land Use Administrator, D. Tobin, will keep a file on commissioners areas of concern. Commissioners felt there needed to be continued review of the definitions section of the regulations. Review of definitions will continue to the February 3rd planning meeting with Chairman T. Waterhouse stating discussion would be limited to one hour.

Town Plan of Conservation and Development: D. Tobin stated he had spoken with the State and confirmed the timeline for the revision of POCAD is 2017 due to the extension granted for the completion of Litchfield's 2004 plan. There was comment regarding the new 8-23 section of the statutes related to Preparation, Amendment, or Adoption of the Plan of Conservation and Development.

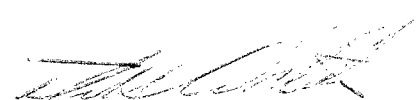
Old Business: None

New Business: None

Possible Executive Session: None

Correspondence: None

Adjournment: E. Doyle moved and P. Losee seconded a motion to adjourn at 9:02 pm. The motion carried unanimously.



Thomas Waterhouse
Chairman

Date: 12/16/13

(See copy with changes)