

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

Minutes of January 22, 2013

1. **Chairman, Dr. Susan Lowenthal, called the meeting to order (7:02)**
 - a. Present were Commissioners Curt Barrows, Peter Losee, Susan Lowenthal, Dave Pavlick, Sky Post, and Alternate Commissioner, Ralph White
 - b. Absent: Commissioners: Carol Bramley, Tom Waterhouse, and Alternate Commissioners Ed Doyle and Erin Kennedy
 - c. Land Use Administrator, Dr. Dennis Tobin, was present
 - d. Appointment of alternates: Mr. White was appointed
 - e. Appointment of Acting Secretary; Mr. White was appointed
 - f. Approval of Minutes of December 17, 2012: Motion to approve by Mr. Pavlick, second by Mr. Post, affirmative vote unanimous with the following edits:
 - i. In cases of Public Hearings “affirmative vote unanimous” is not sufficient. Each commissioner’s vote should be recorded. This applies to 4, b, x and 4, c, ii and 4, d, xi. In those three locations the phrase “affirmative vote unanimous” should be replaced with “Voting in favor were Barrows, Bramley, Lowenthal, Pavlick, Post, and Waterhouse. There were no votes against and no abstentions.”
 - ii. In 4, c, I, delete the reference to bedbug certificate
 - iii. 4, d, iv: delete the word “modular”
2. **Public Comment: (7:13)**
 - a. None
3. **Application Receptions (7:13)**
 - a. **7 West Street, Hunt Block LLC.** Receive and set public hearing (2/19/13) for Special Exception, Residential Use Within a Business Building. (Article V, Section 23)
 - i. Priscilla Lamond, owner, was present to describe the application. Dr. Lowenthal suggested clarifications to the site plan.
 - ii. Dr. Lowenthal requested Fire Marshal review
 - iii. Motion to set a Public Hearing 2-19-13 by Pavlick, second by Post, affirmative vote unanimous
 - b. **27 Camp Dutton Road.** Receive and set public hearing (2/19/13) for Special Exception Shop and Storage Use by a Contractor (Northwest Corner Electric) (Article V, Section 13A)
 - i. Mr. Barrows recused himself as a Commissioner since he is the applicant.
 - ii. Mr. Barrows was present to introduce the application. His garage will be used as a storage facility for shop equipment and electrical supplies.

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- iii. No changes will be made to the appearance of the property and there will not be any signage.
- iv. Some modification will be needed to the site plan to eliminate the term “proposed” from the mud room.
- v. Motion to set Public Hearing for 2-19-13 by White, second by Losee, affirmative vote unanimous.
- vi. The matter completed, Chairman Lowenthal reinstated Mr. Barrows as a Commissioner.

- c. **637 Bantam Road, La Cupola Ristorante.** Receive and set Public Hearing (2/19/13) for Site Plan modification with Special Exception restaurant use to expand parking area and sidewalk (Article VI, Section 1).
 - i. Mr. Ken Hrica was present to introduce the application.
 - ii. The application is to build an expanded parking area to accommodate special events and overflow parking. Additional pole and bollard lighting is to be added. Trees will be planted.
 - iii. Design Review will be required. Inland Wetlands has approved. Fire Marshal must review. Public Works must approve curb cut on High-Bridge Road.
 - iv. Motion to set Public Hearing for 2-19-13 by Barrows, second by Losee, affirmative vote unanimous.

4. Character Committee Update (8:11)

- a. Mr. White presented data provided by the Tax Assessor, two bar charts derived from them depicting the distribution of building sizes in Litchfield’s business zones, and a proposed amendment to the Regulations.
- b. Dr. Lowenthal urged Commissioners to consider the data, the analytics, and the proposal and to be prepared to discuss the matter at the Commission’s February 4 planning meeting.
- c. Mr. Pavlick motioned and Mr. Post seconded a motion to send the matter to Attorney Byrne for his opinion. Affirmative vote unanimous.

5. Old Business (8:23)

- a. Chairman Lowenthal asked that, prior to the February 4 Planning Meeting, Commissioners send her their suggestions for planning matters they would like to see the Commission consider.

6. New Business (8:23) None

7. Correspondence (8:24)

- a. Letter from Connecticut Siting Council. Matter unresolved.

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- b. Letter from Trinity College about a research project for which they are soliciting interest.
- c. Notice of meeting: Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions at Wesleyan University Saturday, March 16, 2013, 8:30-4:30. Several Commissioners expressed interest.

8. Executive Session (8:27) None

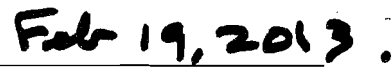
9. Adjournment (8:27)

- a. Motion by Mr. Barrows, second by Mr. Post, affirmative vote unanimous

Respectfully Submitted,
Ralph White, Acting Secretary
January 22, 2013



Susan W. Pitman Lowenthal, MD
Chairman



Feb 19, 2013
Date