

## LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex,  
80 Doyle Rd., Bantam, CT  
**REGULAR MEETING MINUTES**  
December 18, 2017 7:00 p.m.

Call to Order: Interim Chairman Bramley called the Regular Meeting to order at 6:58 pm.  
Member Present: Carol Bramley, John Cox, Guy Baldwin, Abby Conroy, Peter Losee, Mitchell Samal, Denise Raap, Max McIntyre  
Members Absent: William Conti  
Alternate Members Present: Mitchell Samal, Nancy Tarascio-Latour  
Also Present: Dr. Dennis Tobin, PhD  
Appointment of Alternates: None

### 1. Election of Regular Officers

***Guy Baldwin made a motion to nominate Carol Bramley for Chairman. Abby Conroy seconded. Vote: 7:0. All in Favor.***

***Guy Baldwin made a motion to nominate Peter Losee for Vice Chairman. Abby Conroy seconded. Vote: 7:0. All in Favor.***

### 2. Appointment of Recording Secretary

***Abby Conroy made a motion to appointment Nancy Latour as Recording Secretary for a two-year term. Guy Baldwin seconded. Vote: 7:0. All in Favor.***

3. Appointment of Alternates: None

4. Commissioners' requests: None

## APPLICATION RECEPTIONS

### 5. Pregno (West Shore Seafood) – 442 Bantam Lake Rd. – Site Plan Modification for Retail, grocery, small format.

Susan Pregno provided an overview to the Commission. The septic is not scaled for indoor plumbing. Letter on file from Torrington Area Health. The Commission spoke about parking and handicap access. No new lights. You will have to go to design review for the sign and lighting. If Ms. Pregno chooses to expand the parking, this will require a site plan and a public hearing. This is adjacent to a house and will require a special exception to show: pavement and lighting.

***Abby Conroy made a motion to approve Pregno (West Shore Seafood) – 442 Bantam Lake Rd. – Site Plan Modification for Retail, grocery, small format. John Cox seconded. Vote: 7:0. All in Favor.***

### 6. Senew (Haight Brown Vineyard) – 29 Chestnut Hill Rd. – Site Plan Modification for construction of storage shed (20'x30').

Dennis McMorro of Berkshire Engineering & Surveying presented an overview to the Commission. Ms. Senew would like to add a storage shed to hold equipment. This is an additional building to the property. The Commission spoke about the driveway and parking

spaces. The changes shown on the site plan by Mr. McMorrow show the proposed winding of the driveway, septic information (for Torrington area health), shed and storm water management,

***Peter Losee made a motion to Senew (Haight Brown Vineyard) – 29 Chestnut Hill Rd. – Site Plan Modification for construction of storage shed (20'x30'). Abby Conroy seconded. Vote: 7:0. All in Favor.***

7. **Forman School – 12 Norfolk Rd.** – Site Plan Modification for construction of faculty housing with 12 parking spaces.

a. Letter: December 18, 2017, Re: Site Plan Modification for Construction of Faculty Housing.

b. Letter: December 14, 2017, Re: Town of Litchfield WPCA, Re: Faculty Housing Building

Dennis McMorrow of Berkshire Engineer & Survey, Robert Scodari and Adam Mann of Forman School presented an overview to the Commission. The Forman School provides housing for the Facility. The day students are declining and we offset this with boarders. This is a non-residential area. Mr. McMorrow reviewed the site plan in relations to the regulations. Storage sheds – three are postponed. 11 regular parking and 1 handicap. Forman School presented to Wetlands on Wednesday. Need for next meeting: Fire Marshall approval, lighting, pavement and traffic calmer. No action taken.

***Abby Conroy made a motion to waive Forman School for design review. Guy Baldwin seconded. Vote: 7:0. All in Favor.***

Mr. Scodari provided the Commission with gifts.

***Peter Losee requested the dollar amount of the gifts from Forman School. Mr. Mann stated, the amount is under \$15.00.***

8. **Approval of Minutes of December 4, 2017**

***Guy Baldwin made a motion to approve the Minutes of November 20, 2017 as amended.***

***John Cox Seconded. Vote: 7:0. All in Favor. Corrections: Denise Rapp to Denise Raap and Peter Losse to Peter Losee. “d” to d.***

9. Public Comment: None

a. Old Business Memo: Litchfield Board of Selectman, December 18, 2017, Re: Two motions.

10. New Business:

***John Cox made a motion to cancel the January 2, 2018 meeting. Abby Conroy seconded. Vote: 7:0. All in Favor.***

11. Possible Executive Session to discuss pending litigation: None

12. Correspondence

- a. Letter: State of Connecticut, December 4, 2018, Re: EM-SPRINT-074-171109 – Spring notice of intent to modify an existing telecommunications facility located at 1293 Bantam Road, Litchfield, CT.

***Guy Baldwin made a motion to close the meeting. Abby Conroy seconded. Vote: 7:0. All in Favor.***

Meeting ended at 8:02 pm.

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Nancy C. Latour, Recording Secretary  
Date: 12/18/17

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Carol Bramley, Chairman  
Date: 12/ /17