

LITCHFIELD PLANNING AND ZONING COMMISSION

**80 Doyle Road, Bantam, CT
REGULAR MEETING AGENDA**

June 6, 2016 7:00 p.m.

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

Members Present: Guy Baldwin, Carol Bramley, Abby Conroy, Peter Losee,
Denise Schlesinger, Thomas Waterhouse
Members Absent: None
Alternate Members Present: William Conti, Nancy Tarascio-Latour
Also Present: Dennis Tobin, PhD

- 1. Appointment of Alternates: None
- 2. Public Comment: None
- 3. Commissioners' requests:

a. Corner of 254 in the field. Dr. Tobin asked Mr. Morosani to please stop selling items, since the regulations do not allow for it. Mr. Morosani stated he would inform his daughter to stop selling the items.
b. Replacement of Dr. Susan Lowenthal. Tabled until next meeting.

Carol Bramley made a motion to add 308 Norfolk Road -- Special Exception for an Interior Lot-- Receive and set public hearing (7/5/16). Peter Losee seconded. Vote: 6:0, All in favor.
Carol Bramley made a motion to add 308 Norfolk Road, Special Exception -- Re-subdivision with 3 lots -- Receive and set public hearing (7/5/16). Peter Losee seconded. Vote: 6:0, All in favor.

APPLICATION RECEPTIONS

4. East Litchfield Rd. -- Parcel A (Map 109, 021A, 04A) -- Mikcor, LLC -- Receive and set public hearing (7/5/16) for Special Exception Two family dwelling (Duplex).

Dennis McMorrow from Berkshire Engineering & Surveying provided an overview. Cory and Michael Mirabito from Mikcor, LLC, provided an overview of the map. Cory Mikcor stated this is for personal use only. The Mirabito's currently live on East Litchfield Road and would like to mirror the new family dwelling based on their current house. Several items were discussed in detail: These parcels would be the first cut; common driveways and tenants in agreements for driveway -- who will oversee the driveway in the future; and parcel A ownership. Dr. Tobin requested documentation regarding the First Cut and four address from the Assessor's Office; and documentation from the Public Works Department regarding the Driveway.

Carol Bramley made a motion to send East Litchfield Rd. -- Parcel A (Map 109, 021A, 04A) -- Mikcor, LLC --for Special Exception Two family dwelling (Duplex) to public hearing on 7/5/16. Peter Losee seconded. Vote: 6:0, All in favor.

5. East Litchfield Rd. -- Parcel B (Map 109, 021A, 004) -- Mikcor, LLC -- Receive and set public hearing for (7/5/16) Special Exception Two family dwelling (Duplex).

Carol Bramley made a motion to send East Litchfield Rd. – Parcel B (Map 109, 021A, 004) – Mikeor, LLC –for Special Exception Two family dwelling (Duplex) to public hearing on 7/5/16. Peter Losee seconded. Vote: 6:0, All in favor.

5A. 308 Norfolk Road -- Special Exception for an Interior Lot –Receive and set public hearing (7/5/16) for Special Exception for an Interior Lot. Dave Wilson, Licensed Engineer represented Robert Doyle. Mr. Wilson provided an overview. The Commission reviewed the newly adopted Wetlands Regulations.

Carol Bramley made a motion to send 308 Norfolk Road -- Special Exception for an Interior Lot – Receive for Special Exception for an Interior Lot to public hearing on 7/18/16. Guy Baldwin seconded. Vote: 6:0, All in favor.

5B. 308 Norfolk Road, Special Exception - Re-subdivision with 3 lots. Dave Wilson, Licensed Engineer represented Robert Doyle. The Commission reviewed the newly adopted Wetlands Regulations. Several Maps were presented Record Sub-division, feasibility plans, and driveway constructions. The Commission is requesting street address and documentation from the Torrington Area Health Department.

Carol Bramley made a motion to send 308 Norfolk Road, Special Exception - Re-subdivision with 3 lots to public hearing on 7/18/16. Guy Baldwin seconded. Vote: 6:0, All in favor.

PLANNING MEETING

6. Review Plan Of Conservation And Development (PODAD) proposal(s) and choose consultant for referral to Board of Selectmen.
a. Board of Selectmen meeting June 7, 2016
b. PODAD work to begin August 1, 2016
Dr. Tobin provided the Commission with an overview: Bids are in / time to complete the project / The Commission has \$100k over a two year period.
The following firms submitted proposals for the RFP/RFQ for POCAD – August 2016, Opening of Proposals:

- a. Fitzgerald & Halliday, Inc.
- b. William Scanlon
- c. Milone & MacBroom
- d. BFI Planning

Guy Baldwin made a motion to propose Fitzgerald & Halliday, Inc. for the review plan POCAD to Board of Selectman. Carol Bramley seconded. Vote Yes: Guy Baldwin, Carol Bramley, Abby Conroy, Tom Waterhouse. Vote No: Peter Losee, Denise Schlesinger.

Carol Bramley made the motion choose Fitzgerald & Halliday, Inc. as a consultant for the Review Plan Of Conservation And Development (PODAD) and refer to the Board of Selectmen for approval. Abby Conroy seconded. Vote: 6:0, All in Favor.

7. Approval of Minutes of May 2, 2016

Denise Schlesinger made a motion to approve the minutes of May 2, 2016. Abby Conroy seconded. Vote: 5:1 – Carol Bramley Abstained

Peter Losee made a motion to approve the minutes of April 18, 2016. Denise Schlesinger seconded. Vote: 5:1. Abby Conroy Abstained

8. Old Business None

9. New Business None

10. Possible Executive Session to discuss pending litigation: None

11. Correspondence

a. State of Connecticut, Department of Transportation, May 25, 2016. Re: Notification of

Submission of Application to the State of Connecticut, Department of Energy and

Environmental Protection (DEEP) for a General Permit for Water Resource Construction

Activities for State Project No. 73-186.

b. Connecticut Department of Energy & Protection, June 6, 2016, Re: Notice of Tentative

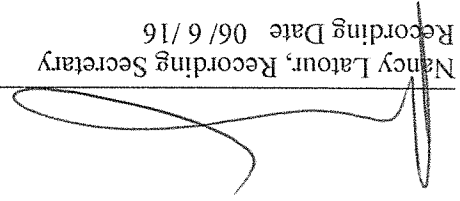
Determination to Approve, NPDES Permit Renewal for CT0100803, 29 Stoddard Road,

Bantam, CT 06750.

Carol Bramley made a motion to close the Peter Losee seconded. Vote of 7:0. All in approval.

Meeting ended at 9: 01 pm.

Respectfully Submitted,



Nancy Latour, Recording Secretary

Recording Date 06/6/16

Thomas Waterhouse, Chairman

Date 06/ /16