

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex - 80 Doyle Road, Bantam, CT

REGULAR MEETING MINUTES

February 3, 2014 7:00 p.m.

Chairman Thomas Waterhouse called the meeting to order at 7:06 p.m.

Present: Commissioners Curtis Barrows, Carol Bramley, Peter Losee, Susan Lowenthal, David Pavlick, Thomas Waterhouse and Land Use Administrator, Dr. Dennis Tobin

Absent: Commissioner Ed Doyle and Alternate Commissioners William Conti, Denise Schlesinger and Ralph White.

Appointment of Alternates: None

Approval of Minutes of December 16, 2013

Add Dr. Lowenthal's name to those present. Motion to approve as amended by S. Lowenthal, seconded D. Pavlick and unanimously carried with P. Losee abstaining as he was not present for the meeting.

Public Comment:

James Stedronsky, Barbara Putnam and Ted Murphy, representing the Litchfield Area Business Association's (LABA) as the Ad Hoc committee for zoning regulations and business development spoke regarding the decrease in school age children. They submitted a spreadsheet showing a 30% decrease overall and a 40% decrease at the elementary school level. They expressed concern there are not sufficient jobs in town for families with young children and believe zoning needs to change to create more jobs. A list of 5 areas of the regulations that they suggest should be looked at was submitted. First Selectman, Leo Paul commented on discussions regarding the potential for sewer and water along the Thomaston Road/East Litchfield Commercial/Industrial zoned areas that arose when Smilo was looking at property for a facility. It was suggested the Chairman of the WPA, David Wilson be invited to the Commissions next meeting.

Commissioners Requests: None

Public Hearings

10 South St. – Financial Vision, LLC – Change of use from Retail to Special Exception Business & Professional offices without hazardous materials.

Chairman Waterhouse read a letter from David Parent dated 1/13/14 withdrawing the application.

Amend POCAD Sewer Service Map – Change parcel at 54 Norfolk Road from “proposed” area to “existing” area.

The public hearing was opened at 7:44 and Chairman Waterhouse read the legal notice published on 1/22/14 and 1/19/14 into the record. Also read was a letter from Steven Byrne, P&Z attorney, dated 12/30/13 regarding the proposal to amend the Plan of Conservation and Development and its corresponding map. Also read were letters from WPA Chairman, David Wilson dated 2/3/14 and Town Public Works Director, Jack Healy dated 2/3/14.

Barbara Putman spoke in favor of amending the Plan for this property as the conservation map easements will protect the property. Atty. Robert D'Andrea submitted for review the POCAD maps related to 54 Norfolk Road.

The public hearing was closed at 8:00 p.m. on a motion by S. Lowenthal, seconded P Losee and unanimously carried. D. Pavlick recused himself due to his professional relationship with the Forman School.

C. Barrows moved to approve the amendment of the sewer service area for parcel located at 54 Norfolk Road on the POCAD Map from "proposed" to "existing." S. Lowenthal seconded.
Vote: Barrows – yea, Bramley – yea, Losee – yea, Lowenthal – yea and Waterhouse – yea.

D. Pavlick resumed his seat at 8:01 p.m.

Planning Meeting

B800. I, and PI Zones discussion

Chairman Waterhouse stated the Old Route 8 subcommittee was dissolved in a memo dated 1/13/14. The commission will look at the development in the area with discussion to continue once better maps of the properties within each zone are identified and Dr. Tobin will request David Wilson, WPA chairman attend the next planning meeting.

Zoning Regulations Review – Article II – 2 Definitions, "Country Inn" to Article III. Definitions were reviewed and commented on up to "Inn/Restaurant" where discussion will pick up at the next planning meeting.

Land Use Administrator Report – permits, enforcement, budget, office.

Dr. Tobin reviewed the permits for the month with the commission and noted the budget was increased to include a recording secretary. There were no enforcement issues.

Old Business: None

New Business: None

Possible Executive Session: None

Correspondence: Previously read

Adjournment: D. Pavlick moved and P. Losee seconded a motion to adjourn at 9:11 p.m. The motion was unanimously carried.



Thomas Waterhouse
Chairman

2/18/14