

**LITCHFIELD PLANNING AND ZONING COMMISSION**

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

**REGULAR MEETING MINUTES**

March 17, 2014 7:00 p.m.

Chairman Thomas Waterhouse called the meeting to order at 7:03 p.m.

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

**Absent:** Commissioners Carol Bramley, Ed Doyle, William Conti, Ralph White.

**Appointment of Alternates:** Denise Schlesinger was appointed.

**Approval of Minutes of March 3, 2014**

S. Lowenthal moved to accept the minutes as written, D. Schlesinger seconded and the motion carried unanimously.

**Public Comment - None**

**Commissioners' requests - None**

**PUBLIC HEARING**

**Forman School – 12 Norfolk Rd.** – Special Exception with Site Plan - Educational Institution to construct 1 three unit faculty housing building.(**WITHDRAWN**). The Chair read a letter of withdraw from Robert D'Andrea dated March 6, 2014 into the record.

**APPLICATION RECEPTIONS**

**Fairchild**

**55 Old Smith Rd.**

**3/17/14**

Receive and set public hearing for Special Exception Accessory Apartment.

Brian Fairchild was present for the application. The apartment is currently existing, and was occupied until just recently. Mr. Fairchild stated that he lives in the main dwelling now. The commission set the hearing for April 21, 2014.

**Luisi**

**172 East Chestnut Hill Rd.**

**3/17/14**

Receive and set public hearing for Special Exception Accessory Apartment.

Mr. & Mrs. Luisi were present for the application. Mrs. Luisi stated that the apartment is for her mother, who already lives with them. The Commission set the hearing for April 21, 2014.

D. Pavlick recused himself for the next application.

**Forman School**

**12 Norfolk Rd.**

**3/17/14**

Receive Special Exception with Site Plan - Educational Institution to construct three units for faculty housing. Attorney Robert D'Andrea was present for the application and read a letter dated March 6 from Forman School to the Commission. He reviewed the site plan with the commission. The hearing was set for April 21, 2014.

D. Pavlick was reseated.

**Hunter's Chase of Connecticut, LLC**

**Hunter Dr.**

**3/17/14**

Minor site plan modification to alter footprints of seven buildings (#13, 14, 15, 16, 17, 18 & 19) containing 26 living units and to add two new unit types. Attorney Peter Herbst and Michael Massimino were present for the application. C. Barrows moved to approve the application, D. Pavlick seconded and the motion passed unanimously.

**Old Business**

**New Business**

**Possible Executive Session to discuss pending litigation.** – D. Pavlick moved to go into Executive Session, P. Losee seconded and the motion passed unanimously.

**Correspondence-** Email from Jocelyn Ayer , Community & Economic Development Director for the NWHCOG, regarding proposed Zoning Regulation changes for the Town of Thomaston. An invitation to Commission members to attend seminar on roles and responsibilities of commissioners to be held on March 24 in Cornwall. Email from Jocelyn Ayer regarding event on March 31 in Hartford on the HOMECT program (also known as Incentive Housing Zone program) to create mixed income housing.

**Adjournment:** S. Lowenthal moved to adjourn at 9:03, P. Losee seconded and the motion passed unanimously.



Thomas Waterhouse  
Chairman

Date

4/7/14