

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex Gymnasium, 80 Doyle Road, Bantam, CT

REGULAR MEETING MINUTES

Monday, May 6, 2013 7:00 p.m.

1. Chairman, Dr. Susan Lowenthal, called the meeting to order (7:01)
 - a. **Present** were Commissioners Curt Barrows, Susan Lowenthal, Tom Waterhouse, Carol Bramley, Peter Losee, Sky Post, and David Pavlick, Alternate Commissioners Ed Doyle and Ralph White, and Land Use Administrator, Dr. Dennis Tobin
 - b. **Absent:** Alternate Commissioner Erin Kennedy
 - c. **Appointment of alternates:** None
 - d. **Appointment of Acting Secretary;** no one was appointed, Dr. Lowenthal noted for First Selectman Leo Paul the need for a commission recording secretary due to the difficulty in members participating in the meeting while responsible for taking notes.
 - e. **Minutes of April 15, 2013:** Minutes were deferred until item 1.f. clarified
2. **Public Comment:** None
3. **Commissioners Requests:** None

APPLICATION RECEPTIONS

4. a. **Stop & Shop Supermarket Company, LLC – Village Green Dr, -** Site Plan for demolition of 3 existing Buildings C, D, &E to construct 1 new building (38,000 sq. ft.) a 2,500 sq. ft. addition to building B and associated site improvements.
 - Plans distributed to commissioners by Atty. Cody
 - Letter of 65 day extension submitted by Atty. Cody
 - P.H. scheduled for 6/3/2013
 - Dr. Tobin to obtain preliminary staff reports and obtain estimates for consultant review of the application. If estimates are acceptable to applicant fees will be collected and consultants will then begin their reviews. General housekeeping and reporting issues will be reviewed at the May 20 meeting and the public hearing will commence on June 3, 2013.
- b. **Stop & Shop Supermarket Company, LLC – Village Green Dr, - Application for Aquifer Protection Agency Review.** Site Plan for demolition of 3 existing Buildings C, D, &E to construct 1 new building (38,000 sq. ft.) a 2,500 sq. ft. addition to building B and associated site improvements.
 - The application for a non-regulated activity to be reviewed at the May 20 meeting.

PUBLIC HEARING

5. Proposed zoning regulation amendment – Article IV, Section 5 – Table of Uses

- a. Legal notice published 4/22 and 5/3 read into the record by Dr. Lowenthal and noted green cards returned.
- b. Commissioner R. White presented the amendment; D. Pavlick contributed comments.

Letters submitted to file that were read into the record:

D. Dean as chair EDC to Selectmen – opposed
L. Paul Board of Selectmen
Northwest Council of Governments, D. McGinnis – no conflict
Litchfield Hills Council of Elected Officials, R. Lynn council unanimous concerns, reconsider amendment
Michael Leonard - Opposed
D. Tobin to P&Z and Selectmen summary statement
Email to Leo read

Public Comments

Ted Murphy opposed
Plan Litchfield chair (8:20) - for
Scott Goff (8:25) – concerned/opposed
Sean Mathias (8:35)
Bill Burgess (8:40) opposed
Sue Doyle (8:55) opposed
Angeline Goreau (9:05) for
David Luzi (9:10) opposed
Barbara Putnam (9:13) – for, submissions (3) added to record, reference to POCAD
Bill Burgess (9:22)
David Wilson (town treas.) (9:25) opposed
Russell Barton (9:30)
Steve Byrne letter read into record by Dr. Lowenthal
Ted Murphy
Bill Burgess
David Dean
Hearing closed at 9:50 on motion by P Losee, seconded S. Post, unanimous

6. Consider proposed zoning amendment

- a. Brief discussion;
- b. Action tabled

S. Lowenthal left meeting (10:05) T. Waterhouse assumed chairmanship.

7. Old Route 8 subcommittee report (10:05) – Tom Waterhouse presented minutes from the first meeting of this sub committee. The committee is looking to include other groups in discussions, including Economic Development Commission, Litchfield Area

Business Association, Board of Selectmen, Water Pollution Control Authority. They will incorporate work done by previous commissions.

8. Land Use Administrator Report (10:13)

a. 4 violations issued this month: 2 have been resolved through compliance, 1 PZC application and 1 ZBA application for 100% compliance

b. Permits, budget and office reports tabled

9. Old Business (10:16) – None

10. New Business (10:17) – None

11. Correspondence – (10:18) Tabled

12. Executive Session (10:19) – None

13. Adjournment (10:20) Motion S. Post, second D. Pavlick, unanimous

A handwritten signature in black ink, appearing to be "D. Pavlick", written in a cursive style.