

LITCHFIELD PLANNING AND ZONING COMMISSION
Town Hall Annex – 80 Doyle Road, Bantam, CT

Minutes of June 4, 2012

- 1. Vice Chairman Tom Waterhouse called the meeting to order at 7:04 p.m.**
 - a. Present were Commissioners Carol Bramley, Curt Barrows, Peter Losee,, Sky Post, Tom Waterhouse, and Alternate Commissioners, Edmund Doyle, Ralph White
 - b. Absent: Commissioners Susan Lowenthal, David Pavlick and Alternate, Erin Kennedy
 - c. Also Present: Land Use Administrator Dr. Dennis Tobin

- 2. Appointment of Alternates.** None

- 3. Approval of Minutes** of February 21, 2012 (7:04)
 - a. Motion by Post, second by Barrows, with corrections as follows:
 - i. In 6,b: insert "...at" the June 4 meeting...
 - ii. 7,b, iii: ..."was present to speak against the application" to replace "...was present with questions.
 - iii. 7,b, iv: "was present to speak against the application" to replace "...was present with questions.
 - iv. 7, b, v: ..."was present to speak against the application" to replace "...was present with questions.
 - v. 7,b,vi: ..."was present to speak against the application" to replace "...was present with questions.
 - vi. 7, b, vii: ..."was present to speak against the application" to replace "...was present with questions.
 - vii. 7, b, viii: ..."was present to speak against the application" to replace "...was present with questions.
 - b. Affirmative vote carries unanimously

- 4. Appointment of Acting Secretary** (7:10)
 - a. Waterhouse appointed White

- 5. Public Comment** (7:11)
 - a. Joan Spear thanked the Commissioners for their hard work and diligence. She suggested a moratorium on applications for large buildings until the Commission had considered the matter.

- 6. Commissioners' Requests** (7:14)
 - a. Waterhouse opened a discussion regarding LaTulipe property. The consensus was that some progress had been made and that the property was in compliance with regulations.

- 7. Land Use Administrator Report** (7:29) (see Paragraph 12, below for material covered out of order)
 - a. \$1,504 in permit fees for May 2012

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- b. Budget; approximately \$3,486 remains for professional services - other, and \$795 remains for professional services – legal

8. Character Committee Report (7:33)

- a. White described the Committee's development of a Character Resolution and a discussion followed
- b. The proposed Resolution's phraseology was modified as follows: Commissioners are encouraged to be guided by a preservationist ethos, and approve no application which would materially detract from Litchfield's character.
- c. Dr. Tobin noted that the word "character" appears in the Planning and Zoning Regulations a total of 16 times, constituting a precedent for its use.
- d. Waterhouse proposed tabling the Resolution until the next planning meeting. The ensuing motion was moved by Bramley and Post seconded, affirmative vote unanimous.

9. Outdoor Wood Furnaces (8:30)

- a. Correspondence received from Barbara Putnam and Nancy Alderman of Environmental and Human Health Inc.
- b. Waterhouse reported that chimney height and fuel are critical variables
- c. Tobin noted that the State may ban OWFs and Waterhouse noted that existing ones, in that case, would likely be grandfathered.

10. Old Business: None

11. New Business: None

12. Correspondence: (7:20 – 7:29 out of the order of the published Agenda)

- a. Tobin reported discussion with Ann Curtis noting that the Bridge Committee was over-weighted with Republicans and suggesting that the Committee appoint a Democrat. Waterhouse asked that David Pavlick and Erin Kennedy confer and decide among themselves which will join the committee.

13. Executive Session: (8:37)

- a. Start: motion by Bramley, second Barrows, vote unanimous
- b. End: motion by Bramley, second by Post, vote unanimous

14. Adjournment (8:57)

- a. Motion by Bramley, Second by Post, vote unanimous

Respectfully submitted,
Ralph White, Acting Secretary
June 4, 2012



For the Planning and Zoning Commission Date

June 18, 2012
6/4/2012