

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex,
80 Doyle Rd., Bantam, CT
REGULAR MEETING MINUTES
April 17, 2017 7:00 p.m.

Call to Order: Chairman Schlesinger called the Regular Meeting to order at 7:01 pm.

Member Present: Guy Baldwin, Carol Bramley, Abby Conroy, Peter Losee, Denise Schlesinger, Michael Thomas

Member Absent: Mitchell Samal, Thomas Waterhouse

Alternate Members Present: William Conti, Nancy Tarascio-Latour

Also Present: Dr. Dennis Tobin, PhD

1. Appointment of Alternates: William Conti
2. Commissioners' requests: Add to agenda 457 Bantam Rd. – Cermola (Cardinal Engineering) - Receive Site Plan modification for Office Use.

Carol Bramley made a motion to add to the agenda as item 7a., 457 Bantam Rd., Cermola (Cardinal Engineering) - Receive Site Plan modification for Office Use. William Conti Seconded. Vote 7:0. All in Favor.

PUBLIC HEARINGS

3. **Dillon – 23 Old Northfield Rd.** –Special Exception accessory apartment. (Received 3/20/17)
Mr. Dillon presented the Commission an overview. Sq. feet 680, 2 parking spaces, garage, 3 access for apartment, city sewer. Mr. Dillon spoke in response about entrance and property line.

Public Comment:

- a. Jackie Decker – Ms. Decker spoke about the following: grandfathered in non-conforming; fence; bounty line; garage door; street side and property line.
- b. Letter: Laura O’Sullivan – Letter is on file.
- c. Letter: Bobby Mark – Letter is on file.

Dr. Tobin reviewed the maps in a radius of 3,000 ft. in relations to Northfield Road. Dr. Tobin reviewed the land use records on 4/17/17 outlining when the Town of Litchfield permitted a special exception for accessory apartments.

- a. 51 Camp Hill Road – 8/16
- b. 12 Main Street – 6/03
- c. Affordable Housing – 2 Units
- d. 87 Hickory Hill – 2/96
- e. 144 Hickory Hill – 12/87
- f. 2 Old Northfield Road – 9/06
- g. 76 Old Northfield Road – 9/90
- h. 290 Northfield Road – 3/01
- i. 701 Northfield Road – 4/11
- j. 65 Northshore Road – 8/99

William Conti made a motion to close the public hearing. Carol Bramley seconded. Vote 7:0, All in Favor.

William Conti made a motion to approve, Dillon, 23 Old Northfield Rd. –Special Exception accessory apartment. Carol Bramley seconded. Vote: 7:0, All in Favor.

4. **Hart – 80 Goslee Rd.** – Special Exception accessory apartment. (Received 3/20/17)
Michael and Kristen Hart presented an overview to the Commission. The Hart's will need to provide to the Commission the following: Torrington Area Health approval for a 6 bedroom, parking in driveway, label exits on map (ingress and egress) and location of thermostat. Continuance will take place on May 15, 2017.

APPLICATION RECEPTIONS

5. **6645 Federal Square Realty, LLC – Village Green Dr. (Building A)** – Receive Site Plan Modification to remove the restriction on Building A as office use only.
Mr. Greenberg presented an overview regarding parking. The Commission spoke about parking spaces. Where are the employees going to park? Where is the Handicap Space on the lower level? Mr. Greenberg states it's based on sharing the spaces. Mr. Greenberg has the authority to designate where the tenant's employees park. He has a provision in the lease. Mr. Greenberg stated he can add Handicap Spaces.
William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. (Building A) – Receive Site Plan Modification to remove the negative covenant filed on land records restricting use of restriction on Building A as office use only. Abby Conroy seconded. Vote: 7:0. All in Favor.
6. **6645 Federal Square Realty, LLC – Village Green Dr. (Building A)** – Receive Site Plan Modification for retail-personal service, retail – small shop use in Building A lower level units A8, A9 and A10.
William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. (Building A) – Receive Site Plan Modification for retail-personal service, retail – small shop use in Building A lower level units A8, A9 and A10. Michael Thomas seconded. Vote: 7:0. All in Favor.
7. **6645 Federal Square Realty, LLC – Village Green Dr.** – Receive Site Plan Modification to eliminate 8 parking spaces in the Commons, as required under China Rainbow Restaurant Special Exception with Site Plan approval.
William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. – Receive Site Plan Modification to eliminate 8 (eight) parking spaces in the Commons, as required under China Rainbow Restaurant Special Exception with Site Plan approval. Carol Bramley seconded. Vote: 7:0. All in Favor.

- 7a. **457 Bantam Rd. – Cermola (Cardinal Engineering)** - Receive Site Plan modification for Office Use.

Dr. Tobin presented the Commission with an overview. No zoning permits for this location.

Carol Bramley made a motion to approve 457 Bantam Rd. – Cermola (Cardinal Engineering) - Receive Site Plan modification for Office Use. Peter Losee seconded. Vote: 7:0. All in Favor.

8. Approval of Minutes of March 20, 2017

Carol Bramley made a motion to approve the minute of March 20, 2017 as corrected. Abby Conroy seconded. Vote: 7:0. All in Favor.

From: The Commission spoke about egress, retaining wall, sewer commission confirmed that he is hooked up to City Water and the Fire Marshall. To: The Commission spoke about egress, retaining wall, Fire Marshall and the sewer commission confirmed that he is hooked up to City Water.

From: Carol Bramley made a motion to approve the minute of February 21, 2017 as corrected. To: Carol Bramley made a motion to approve the minutes of February 21, 2017 as corrected.

9. Public Comment **None**

10. Old Business **None**

11. New Business **None**

12. Possible Executive Session to discuss pending litigation

Carol Bramley made a motion to enter into Executive Session at 8:21 pm. Abby Conroy seconded. Vote: 7:0. All in Favor.

Carol Bramley made a motion to exit Executive Session at 8:28 pm. No action taken. William Conti seconded. Vote: 7:0. All in Favor.

13. Correspondence

- a. Aquarion, April 6, 2017, Re: Diversion Permit Reauthorization, Circle Drive Wellfield, DIV-201501518GP. Letter is on file.
- b. State of Connecticut, March 31, 2017, Re: Docket No. 466. Letter on file.
- c. State of Connecticut, April 7, 2017, Re: Docket No. 466. Letter of file.

Guy Baldwin made a motion to close the meeting. Abby Conroy seconded. Vote: 7:0. All in Favor.

Meeting ended at 8:39pm.



Nancy C. Latour, Recording Secretary

Date: 4/17/17

Denise Schlesinger, Chairman

Date: 4/ /17