

**LITCHFIELD PLANNING AND ZONING COMMISSION
CHARACTER COMMITTEE**

Town Hall Annex – 80 Doyle Road, Bantam, CT

Minutes of May 17, 2012, 3:00 pm

1. The Committee called itself to order at 3:00

2. Derivation of Authority, Naming of Committee, Establishment of Objectives, Election of Officers, Definition of a Quorum, Appointment of Alternates, Appointment of Secretary

- a. Present were Commissioners Peter Losee and David Pavlick, and Alternate Commissioner, Ralph White. Absent was Alternate Commissioner, Erin Kennedy. Also present was Land Use Officer, Dennis Tobin. No members of the public were present
- b. Motion by Mr. White, second by Mr. Losee, as follows:
 - i. The Committee shall derive its authority pursuant to Paragraph 8 of the May 7, 2012 Minutes of the Litchfield Planning and Zoning Commission (the Commission.)
 - ii. The Committee shall be called The Character Committee (the Committee).
 - iii. The Committee's mandate from the Commission is "to study the matters raised in the public comments of April 16, 2012 and today [May 7, 2012] and report back to the Commission with its recommendation(s)."
 - iv. Officers shall be as follows: Erin Kennedy, Co-Chairwoman, David Pavlick, Co-Chairman, Ralph White, Co-Chairman, Peter Losee, Alternate Co-Chairman.
 - v. The Committee shall employ a revolving chairmanship, with Mr. White serving today.
 - vi. Two persons shall constitute a quorum.
 - vii. Mr. White appointed Mr. Losee to serve as Co-Chairman in the absence of Ms. Kennedy.
 - viii. Mr. White appointed himself to serve as Acting Secretary for today.
- c. The affirmative vote was unanimous.

3. Resolutions, Assignments

- a. Mr. White moved, and Mr. Losee seconded, to recommend a resolution to the Commission as follows: *The Character Committee recommends that the Commission adopt a resolution to the effect that it shall be guided by a preservationist ethic and that it shall approve no application which would materially detract from Litchfield's character.*
- b. In the ensuing discussion it was noted that the Zoning Regulations for the Town of Litchfield provide ample precedent for the employment of the word *character*, invoking it at least sixteen times¹
- c. It was also noted that the phrase *material adverse change* is commonly employed in legally-enforceable bank loan agreements.
- d. The motion carried unanimously.

4. Adjournment

Motion by Mr. White, second by Mr. Losee; the affirmative vote was unanimous.

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ⁱ Town of Litchfield Zoning Regulations, Title Page, Preamble
Article III, Section 2, R30H, p. 12
Article V, Section 1, Preamble, p. 32
Article V, Section 2, Part 1, p. 34
Article V, Section 7, 3a, p. 41
Article V, 13, 2c, p. 46
Article V, 13, 2h, p. 47
Article V, 26, 3f, 57
Article V, 31, 9, p. 61
Article VI, 1, 7c, p. 80
Article VI, 6, 5b, p. 88
Article VIII, Preamble, 120 (2 citations on page)
Article VIII, 4a, p. 121
Article VIII, 4f, p. 122
Article X, 8, Procedure 3d, p. 138

Respectfully Submitted
Ralph White
Acting Secretary

Ralph White
Ralph White
Co-Chairman
May 17, 2012