

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex – 80 Doyle Road, Bantam, CT

REGULAR MEETING MINUTES

March 3, 2014 7:02 p.m.

Chairman Thomas Waterhouse called the meeting to order at 7:02 p.m.

Present: Commissioners Susan Lowenthal, Curtis Barrows, Carol Bramley, Peter Losee, David Pavlick and Tom Waterhouse. Alternate Commissioners Denise Schlesinger and William Conti.

Absent: Commissioner Ed Doyle, Alternate Commissioner Ralph White and Land Use Administrator Dr. Dennis Tobin.

Appointment of Alternates: Chairman Waterhouse appointed W. Conti for E. Doyle.

Approval of Minutes of February 18, 2014

W. Conti moved, C. Barrows seconded a motion to approve the minutes as written. The motion carried unanimously with S. Lowenthal and P. Losee abstaining as they were not present at the meeting.

Public Comment: None

Commissioners' requests:

Dr. Lowenthal had questions regarding the parking regulation proposed by M. Greenberg and thought it helpful for the commission to look at regulations from other towns. She provided commission members with copies of Torrington's parking requirements section **5:13 Parking** (pg 66-70) and section **5.11.4 Landscape Requirements for Parking Areas**. She also noted and suggested commissioners look at the two part DOT guidelines and recommendations for parking for the Northwest Hills COG region. Chairman Waterhouse requested any additional information the commission felt pertinent be submitted by commissioners.

PLANNING MEETING

B800, I, and PI, R80 and Thomaston Road Zones discussion

Chairman Waterhouse referenced Land Use Administrator Dr. Dennis Tobin's data report to the commission dated 2/5/14 noting the large number of small size, non-conforming lots. D. Tobin's memo recommends that changes to the existing zoning in this area should address the issues as to lot sizes and setbacks through alternative approaches. This could be accomplished through the implementation of professional services under the proposed capital program for FY 2014-2015. S. Lowenthal moved Chairman Waterhouse, on behalf of the P&Z commission, draft a letter to the Boards of Selectman and Finance, for a budget for a professional planner to address the planning needs of the upcoming plan of development and regulation review. The motion was seconded by P. Losee and unanimously carried.

WPCA Chairman David Wilson's memo to the commission regarding sewer service route 118/Route 800 Area was read by Chairman Waterhouse. It concluded there is sufficient capacity presently reserved at the Torrington WPCA to accept flows from the 118/B800 area but there are no funding sources available. In addition, currently the area is adequately served by septic systems.

S. Lowenthal suggested we request a map of the 118/B800 area from the assessor for a better understanding of the configuration and relationship of the numerous non-conforming lots. C. Barrows volunteered to speak with the assessor, Kathy Brown about securing a map of the lots.

Zoning Regulations Review – Article II – 2 Definitions, "Inn/Restaurant" to Article III – Zoning District and Zoning Map
The definitions were reviewed with the following noted: "Junkyards" contains inconsistent language; "Maintenance Shed" should differentiate between residential and commercial; "Professional Office" the last part should be deleted; "Stables" be grouped to one category and reevaluate horses/livestock/others; "Street" should state "dedicated to public use and accepted by town (or public thoroughfare); "Structure" needs work. T. Waterhouse will submit the list of those

definitions needing revisions to Dr. Tobin. Discussion will continue at the next workshop starting with Article II – 2 Definitions, “Traditional Home Enterprise”.

Old Business

Indian Knolls requested modification to their site plan approval for an extension of the time limit for project completion. The request was submitted by Atty. Peter Herbst on behalf of the applicant in a letter dated 2/20/14 which was read into the record. Connecticut law requires the extension be permitted. The extension was approved and signed off on 2/20/14 by Dr. Tobin and T. Waterhouse.

New Business: None

Correspondence

Letter sent by commissioner E. Doyle dated 12/13/13 to the commission suggests including windmill standards in the Litchfield Zoning regulations. The letter included possible standards. The subject will be discussed at a future planning meeting.

Letter from Atty. S. Byrne to the commission dated 1/17/14 regarding his review and comments on Article VI, Section 6(5) of the Litchfield regulations per Dr. Tobin’s request.

Adjournment: Motion to adjourn at 8:52 p.m. was made by W. Conti, seconded P. Losee and unanimously carried.

**Thomas Waterhouse
Chairman**

Date: