

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex
80 Doyle Road, Bantam, CT
REGULAR MEETING AGENDA
February 1, 2016 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:01 pm.

- Members Present: Guy Baldwin, Carol Bramley, Denise Schlesinger, Thomas Waterhouse
- Members Absent: Abby Conroy, Mitchell Samal, Peter Losee, Dr. Susan Lowenthal
- Alternate Members Present: William Conti, Nancy Tarascio-Latour
- Also Present: Dennis Tobin, PhD
1. Appointment of Alternates: Nancy Tarascio-Latour, William Conti
 2. Public Comment: None
 3. Commissioners' requests: None

APPLICATION CONSIDERATION

4. **85 Thomaston Rd., February 1, 2016, 2016– Gallo & Company – Receive Site Plan review for 4080 sf building addition.**

Dennis McMorrow, Berkshire Engineering & Surveying provided an overview for Gallo & Company. Mr. McMorrow presented the Commission with several site plans. These are on file. Mr. McMorrow provided the Commission with additional information from his previous meeting with the Commission on January 19, 2016.

William Conti entered at 7:07 pm

Mr. McMorrow on the site plans outlined: landscaping, passage door, signage, entryways, dumpsters, and the approved variances from ZBA and/or Wetlands.

Carol Bramley made a motion to approved 85 Thomaston Rd., February 1, 2016, 2016– Gallo & Company –Site Plan review for 4080 sf building addition to be added to the existed structure. Denise Schlesinger seconded. Vote: 5:0 with 1 Recused: Nancy Tarascio-Latour.

PLANNING MEETING

5. **Review & consider adopting Proposed Zoning Regulations Amendments & Map.**

Chairman Waterhouse spoke about creating a commercial zone to the Tollgate area on Route 202. Carol Bramley provided the Commission an overview of current commercial and residential properties in the proposed Commercial Zone for 202 sections. This is on file.

William Conti made a motion to make the following lots part of the C 202 Commercial Zone:

- *Lot 1 – 383, Old Tollgate Hill, 16.7 acres*
- *Lot 2 – 393, Litchfield Hills Nursery, 8.17 acres*
- *Lot 3 – 400, Fernwood Rest Home (Nursing Home), 2.02 acres*
- *Lot 4 – 392, Fernwood Rest Home (Deli), 1.3 acres*

- **Lot 5 – 384, Goldenrod Realty / Auto, 2.07 acres**

Guy Baldwin seconded. Vote: 5:1. Vote is as follows: Guy Baldwin–Yes; William Conti–Yes; Denise Schlesinger –Yes; Thomas Waterhouse–Yes; Nancy Tarascio-Latour–Yes; Carol Bramley-No.

Dr. Tobin presented the Commission with an overview of PZC Actions for the Proposed Zoning Regulations. This is on file. The Commission reviewed 60 actions.

The Commission also reviewed the following items:

Large >	Grocery/Drive-Thru	Retail Shop	Drug Store/Drive-Thru
Small <	11	11	11
Site Plan <	15	10	5
Special Exception	(30)	(20)	(10)

William Conti made a motion to send the proposed Planning & Zoning Regulations to Sean Suder, Graydonlanduse the approved Zoning Changes from February 1, 2016; approved Map Changes from February 1, 2016 and approved formatted text changes from February 1, 2016 for Sean Suder to return the final changes to the Commission by March 7, 2016. Denise Schlesinger seconded. Vote: 6:0. All in favor.

6. Approval of Minutes of January 19, 2016

William Conti made a motion to accept the Minutes of January 19, 2016. Guy Baldwin seconded. Vote: 5:1, with Carol Bramley abstaining.

7. Old Business: None

8. New Business: None

9. Possible Executive Session to discuss pending litigation: None


10. Correspondence:

1. Litchfield Plan of Conservation and Development, Town of Litchfield, Connecticut, Revised January 1, 2010.
2. Connecticut Federation of Planning and Zoning Agencies, Quarterly Newsletters, Winter 2016.
3. State of Connecticut, Connecticut Siting Council, RE: Docket No. 466, January 22, 2016.

Carol Bramley made a motion to close the meeting. William Conti seconded. Vote of 6:0, all in approval.

Meeting ended at 9:00 pm

Respectfully Submitted,



 Nancy Latour, Recording Secretary
 Recording Date 02/1/16

 Thomas Waterhouse, Chairman
 Date 02/ /16