

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex.

80 Doyle Rd., Bantam, CT

REGULAR MEETING MINUTES

February 21, 2017

- Call to Order: Chairman Waterhouse called the Regular Meeting to order at 7:01 pm.
- Member Present: Guy Baldwin, Carol Bramley, Peter Losee, Denise Schlesinger, Michael Thomas, Thomas Waterhouse
- Member Absent: Abby Conroy, Mitchell Samal
- Alternate Members Present Nancy Tarascio-Latour, William Conti
- Also Present: Dr. Dennis Tobin PhD
1. Appointment of Alternates: Nancy Tarascio-Latour, William Conti
 2. Commissioners' requests: None

REGULAR MEETING

3. **Pustola/Greenberg (Stop & Shop Supermarket) – Village Green Dr.** – Minor Site Plan Modification for placement of electrical transformer pad occupying 3 parking spaces.

Steve Pustola of Pustola & Associates Consulting Engineers, LLC.; John Hessin of PCS Group, Mark Greenberg, Landlord. Mr. Greenberg provided an overview. Seeking a revision to approved 334 spaces due to recent revisions to parking regulations and to accommodate a transformer pad. The Commission spoke about planting, removal of excess parking spaces, Design of island – building A and access way.

Parking Count:

- 337 originally approved. 262 required
- China Rainbow's move brought 8 more for 345 – approved 9/2015
- May 2016 – new regulations – 262 is the number needed. 83 more spaces
- 4 per 1000 for new retail
- 2/21/17 – now an excess of 72 spaces
- Future – 6/1/17 – tentative open date

Dr. Tobin did an Agent determination for Wetlands prior to this meeting.

William Conti made a motion to Pustola/Greenberg (Stop & Shop Supermarket) – Village Green Dr. – Minor Site Plan Modification for placement of electrical transformer pad occupying 3 parking spaces, as shown on revised site plan 2/21/17, titled Electric Transformer Location Plan. Carol Bramley seconded. Vote: 7:0 all in Favor.

**William Conti is no longer seated as a regular member.
Nancy Tarascio-Latour is now seated a regular member.**

4. Approval of Minutes:

- a. *Peter Losee made a motion to approve the minutes of December 19, 2016 with the following correction. Denise Schlesinger Seconded. Vote: 6:0:1. Guy Baldwin abstained.*

Correction: David Wilson, Chairman for Litchfield WPCA, provided the Commission our overview of a recommendation an area of the RC Zone along Route 80/118 be included in the Revised POCAD.

- b. *Peter Losee Made a motion to approve the minutes of January 3, 2017. Seconded Carol. Vote: 5:0:2 - Guy Baldwin and Thomas Waterhouse abstained.*

- c. *Carol Bramley made a motion to approve the minutes of January 17, 2017, with the following corrections. Seconded Peter Losee. Vote: 6:0:1. Denise Schlesinger Abstained.*

Correction: Deed Restriction, Receipt of filing from Town Clerk.

Steve Byrne to review and approve of deed restriction.

Nancy Tarascio-Latour is no longer seated as a regular member.

William Conti is now seated as a regular member.

- d. *William Conti Made a motion to approve the minutes of February 6, 2017. Denise Schlesinger Seconded. Vote: 5:0:2. Guy Baldwin and Carol Bramley abstained.*

5. Public Comment None

6. Old Business None

7. New Business Old barns

- a. John A. Kleeman, P.C. presented the Commission with a letter regarding the Adaptive Re-use of Historic Barns. Mr. Kleeman is writing his support of zoning regulations that would address adaptive re-use of historic barns in Litchfield. Letter is on file.

8. Possible Executive Session to discuss pending litigation None

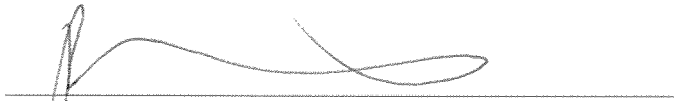
9. Correspondence

- a. State of Connecticut, February 21, 2017, Re: EM-CING-074-170202 – New Cingular Wireless PCS, LLC (AT&T) notice of intent to modify and existing telecommunications facility located at 383 Torrington Road, Litchfield, CT.

Guy Baldwin made a motion to close the meeting. Michael Thomas Seconded. Vote: 7:0, All in Favor.

Meeting ended at 7:57 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary

Recording Date: 2/21/17

Thomas Waterhouse, Chairman

Date: 2/ / 17