

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex
80 Doyle Rd., Bantam, CT
REGULAR MEETING MINUTES
February 5, 2018, 2018 7:00 p.m.

Call to Order: Chairman Bramley called the Regular Meeting to order at 7:00 pm.

Member Present: Carol Bramley, John Cox, Peter Losee, Denise Raap, Max McIntyre

Members Absent: William Conti, Guy Baldwin, Abby Conroy, Mitchell Samal

Alternate Members Present Nancy Tarascio-Latour

Also Present: Dr. Dennis Tobin, PhD

1. Appointment of Alternates: Nancy Tarascio-Latour

2. Commissioners' Requests: None

APPLICATION RECEPTIONS

3. **7 West St. - McKernan (Haus of Color)** – Receive and set public hearing (3/5/18) for Special Exception Retail personal service shop for hair salon. Kelsey McKernan and Brian McKernan presented an overview to the Commission. They would like to open a Full Service Salon (Hair & Skin), at 7 West Street, 2nd Floor. Dr. Tobin stated Ms. KcKernan should contact WPCA before the March 5th meeting; Fire Marshall; and Design Review for the sign which is govern by the historic district.

Peter Losee made a motion to send 7 West St. - McKernan (Haus of Color) –to a public hearing on 3/5/18 for Special Exception Retail personal service shop for hair salon. John Cox Seconded. Vote: 6:0. All in Favor.

4. **22/26 Rogers Dr. – Rogers** - Receive and set public hearing (3/5/18) for Special Exception Shop and Storage Contractor. David Rogers presented an overview to the Commission. Mr. Rogers needs a storage space for his off-season equipment. Eventually when the business grows, he states he may have to look at other options. Dr. Tobin requested Mr. Rogers bring a copy of the Assessor's card for the Public Hearing.

Denise Raap made a motion to send 22/26 Rogers Dr. – Rogers - to public hearing on 3/5/18 for Special Exception Shop and Storage Contractor. Peter Losee Seconded. Vote: 6:0. All in Favor.

PLANNING WORKSHOP

5. **Lecture #4 – The Making of an Elite Commission: Enforcement, Litigation, and Inspection with Town Education.** *By Dennis Tobin, PhD, Land Use Administrator*

Dr. Tobin presented a workshop on The Making of an Elite Commission: Enforcement, Litigation, and Inspection with Town Education. Overview:

- I. Introduction
- II. Historical Summary of Presentations, Publications, Records, & Reports – 2010-2018
- III. Commissioner Sharing of Land Use Perceptions, involvement, & Experiences – 1970-2018
- IV. Workshop Training with ELITE model = Enforcement, Litigation, and Inspection with Town Education Developed by Dennis Tobin, PhD – Land Use Administrator

6. Approval of Minutes of January 16, 2018

John Cox made a motion to approve the minutes of January 16, 2018. Max McIntyre seconded. Vote: 5:0:1 (Nancy Latour – Abstained – Absent).

7. Public Comment: Susie Funnell, President of Tapping Reave spoke about Litchfield and the topics of the meeting.
8. Old Business: Update on RFQ for Land Use Attorney. Chairman Bramley presented an overview of the RFQ. Thirteen firms applied and six will be interviewed by Chairman of Planning & Zoning, Chairman of Wetlands, Chairman of ZBA and First Selectman Leo Paul.
9. New Business: None
10. Possible Executive Session to discuss pending litigation: None


Peter Losee left the meeting at 8:55 pm.

11. Correspondence

- A. NHCOC, January 2, 2018, Re: Legal Requirements & Procedure sin Land Use Decision Making. Meeting Date: Thursday, February 22, 2018.
- B. NHCOC, 5th Thursday Forums for Land Use Commissions 2018 Dates & Topics.

Max McIntyre made a motion to close the meeting. John Cox seconded. Vote: 5:0. All in Favor.

Meeting ended at 9:10 pm.



Nancy C. Latour, Recording Secretary
Date: 2/5/18

Carol Bramley, Chairman
Date: 2/5/18