

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex.

80 Doyle Rd., Bantam, CT

**REGULAR MEETING MINUTES**

January 17, 2017

- Call to Order: Chairman Waterhouse called the Regular Meeting to order at 7:00 pm.
- Member Present: Guy Baldwin, Carol Bramley, Peter Losee, Michael Thomas, Thomas Waterhouse
- Member Absent: Abby Conroy, Mitchell Samal, Denise Schlesinger, William Conti
- Alternate Members Present Nancy Tarascio-Latour
- Also Present: Dr. Dennis Tobin PhD
1. Appointment of Alternates: Nancy Tarascio-Latour
  2. Commissioners' requests: None

**PUBLIC HEARINGS**

3. **Grew (7 North Street, LLC) – 7 North St.** – Minor modification to Special Exception approval to replace office use with residential units (3 apartments) for a total of 6 dwelling units.  
Letter: Milton Gregory Grew, AIA, January 11, 2017, Re: Letter of Withdrawal, Application for Special Exception. Letter is on File.

**7:03 pm. Peter Losee is now seated as a regular member.**

4. **Mascia - 172 Marsh Rd.** - Special Exception for accessory apartment in existing detached barn.  
Letter: Byrne & Byrne: Re: Application for Special Exception – Accessory Apartment. Letter is one file.  
Dennis McMorrow, Berkshire Engineering and Survey presented an overview. Topic's included: One accessory for 33 acres; 900 sq. feet, 2 bedrooms, additional parking, deed restriction, septic system, and Town maintaining the road. The buildings were built prior to 1988 as per the Assessor's Card. Dr. Tobin stated the Commission would have to interpret the regulations. No Public Comment.

***Carol Bramley made a motion to close the Public Hearing. Guy Baldwin seconded. Vote 6:0, All in Favor.***

***Carol Bramley made a motion to approve Mascia - 172 Marsh Rd. - Special Exception for accessory apartment in existing detached barn with the following conditions, subject to: (1) Approval from Torrington Area Health; (2) Deed Restriction from Town Clerk, receipt of filing; (3) Town Attorney, Steve Byrne to review and approval sign of deed restriction, prior to issuing Zoning Permit. Michael Thomas seconded. Vote: 5:0:1 (Nancy Tarascio-Latour – Abstained).***

5. Approval of Minutes of January 3, 2017

***December 19, 2016 and January 3, 2017 minutes have been deferred.***

6. Public Comment      None
7. Old Business        POCD. A Draft on 1/13/17 was presented to the Commission.
8. New Business        None
9. Possible Executive Session to discuss pending litigation

***Carol Bramley made a motion to enter in Executive Session at 8:01 pm. Guy Baldwin seconded. Vote: 6:0. All in Favor. 8:11 pm, the Commission came out of Executive Session. No action taken.***

10. Correspondence
  - a. NHCOC, January 4, 2017, Re: Clear Land Use Academy will be held on 2/23 and 3/7.

**Carol Bramley made a motion to close the meeting. Guy Baldwin Seconded. Vote: 6:0, All in Favor.**

Meeting ended at 8:11 pm

Respectfully Submitted,



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Nancy Latour, Recording Secretary

Recording Date: 1/17/17

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Thomas Waterhouse, Chairman

Date: 1/ / 17