

Litchfield Planning and Zoning Commission
Town Hall Annex Gymnasium, 80 Doyle Road
Bantam, CT 06750
Regular Meeting Minutes
January 20, 2015 – 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:03 PM

1. **Members Present:** Curtis Barrows, Peter Losee, Denise Schlesinger, Chairman Thomas Waterhouse. Dr. Susan Lowenthal entered the meeting at 7:07 PM

Alternate Members Present: William Conti

Members Absent: Carol Bramley, David Pavlick

Appointment of Alternates: William Conti

Personal of Note: Land Use Administrator, Dennis Tobin, PhD.

Chairman Thomas Waterhouse made a motion to add to the agenda to add the introduction of Nancy Latour, Recording Secretary and Future Commissioner David Morgan.

Motion: Curtis Barrows

Second: Denise Schlesinger

Vote: 6-0 – All in Favor

Chairman Thomas Waterhouse asked each member to introduce themselves:

- Thomas Waterhouse – Six years on Commission. Currently the Chairman.
- Dr. Susan Lowenthal – Lives in Milton, 35 years in Litchfield. Member of the Commission for 15 years.
- Peter Losee – Member of the Commission for four years. He is also up for election this year.
- Denise Schlesinger – New to the Litchfield area. Learning about the board.
- William Conti – Occupation is Attorney. 12 years in town, 2 years on the Commission
- Curtis Barrows – Vice Chair of the Commission. Works and lives in Litchfield.
- Dr. Dennis Tobin – Land Use Administrator

Introductions of the Commission were concluded.

Chairman Thomas Waterhouse introduced David Morgan as a potential alternate Planning and Zoning Commissioner. Mr. Morgan stated he would be interested in joining the Commission. Mr. Morgan's party is Independent. Mr. Morgan would be replacing a Republican, Ralph White.

2. **Approval of January 5, 2015 Regular Meeting Minutes**

Motion: Curtis Barrows motioned to approve the January 5, 2015 minutes with no corrections.

Second: Peter Losee

Vote: 4-0 / 2 Abstain / 2 Absent. Abstain: Dr. Susan Lowenthal, William Conti
Absent: Carol Bramley, David Pavlick

3. **Public Comment:** None

4. Commissioner's Requests:

Dr. Lowenthal– requested a brochure from Graydon. A brochure was sent via mail from the Litchfield Historical Society. Dr. Lowenthal requested the Commission receives a copy.

Application Receptions

- 5. Martin – 181 Wheeler Road.** – Received and set public hearing (2/17/15) for Special Exception Accessory Apartment (Article V, Section 1)

Time Opened: 7:16 pm

Summary: Paul Martin – 181 Wheeler Road, Litchfield, 57 years in town. Dr. Tobin sent a letter to Mr. Martin that he is in violation of Article V, Section 1 and he would need to attend this meeting tonight. The Commission would like to see the file from Torrington Area Health.

William Conti made a motion to set the Public Hearing for Tuesday, February, 17, 2015

Motion: William Conti

Second: Denise Schlesinger

Vote: 6-0 – All in Favor

Time Closed: 7:26 pm

- 6. Tomascak – 28 Old Forge Hollow Road** – Received and set public hearing (2/17/15) for Special Exception Shop & Storage Use by a contractor/tradesman (Article V, Section 13A)

Time Opened: 7:27 PM

Summary: Attorney Michael A. Hardesty is representing Tom and Megan Tomascak. Dr. Tobin and the Land Use Office for assisting and would like Dr. Tobin to inspect the structure.

William Conti made a motion to set the Public Hearing for Tuesday, February, 17, 2015

Motion: William Conti

Second: Peter Losee

Vote: 6-0 – All in Favor

Time Closed: 7:46 PM

- 7. Laure – 239 West Street** – Received and set public hearing (2/17/15) for Special Exception Restaurant & catering.

Time Opened: 7:47 PM

Summary: Commission –Patti and Martin Laure would like to go into the building which hosted Hannah's bakery.

William Conti made a motion to set the Public Hearing for Tuesday, February, 17, 2015

Motion: William Conti

Second: Peter Losee

Vote: 6-0 – All in Favor

Time Closed: 7:59 PM

II. REGULAR MEETING

8. **Old Business: None**

9. **New Business: None**

10. Correspondence:

The following letters were read into the record:

- a. January 14, 2015 – J.L. Manes sent a letter to Litchfield Planning and Zoning Commission regarding the City of Torrington Anti Blight Regulations. The letter state that “Possibly the Commission may use them to consider possibly using them to draw up a set of reg’s for Litchfield.” This is referencing Hardscrabble LLC is a distillery located at 569 Bantam Road. The letter is “requesting your commission consider specifically allowing for a “Distillery” category in the industrial zone”.
- b. Connecticut Federation of Planning and Zoning Agencies – Quarterly Newsletter- Winter 2015.
- c. Connecticut Federation of Planning and Zoning Agencies – Save the Date – CFPZA Annual Conference March 26, 2015 at Aqua Turf.
- d. Northwest Hills Council of Governments– Save the Date – Northwest Hills COG’s “5th Thursdays Forums” for Land Use Commissions. Dr. Tobin stated that the Commission should go and if we get enough people to attend, they will come to Bantam.
- e. Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions. – Connecticut Land Use Seminar, Saturday, March 21, 2015.

III. ADJOURNMENT

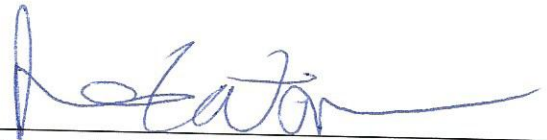
Motion: William Conti motioned to adjourn the 01/20/15 meeting

Second: Dr. Susan Lowenthal

Vote: 6-0 – All in Favor

Time Closed: 8:25 PM

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording date 01/20/15

Thomas Waterhouse, Chairman
Date 02/ 17 /15