

# Litchfield Planning and Zoning Commission

Town Hall Annex, 80 Doyle Road

Bantam, CT 06750

## Regular Meeting Minutes

January 5, 2015 – 7:00 p.m.

**Call to Order:** Chairman Waterhouse called the regular meeting to order at 7:00

**1. Members Present:** Curtis Barrows, Peter Losee, David Pavlick, Denise Schlesinger and Tom Waterhouse.

**Alternate Members Present:** None

**Members Absent:** Susan Lowenthal, Carol Bramley and Alternate W. Conti

**Appointment of Alternates:** None

**Persons of Note:** Land Use Administrator Dennis Tobin, Ph.D.

Motion: D. Pavlick moved and P. Losee seconded item numbers 5 and 6 be moved to the beginning of agenda.

**Vote:** 5-0 in favor

C. Bramley arrived at 7:04 p.m.

**2. Introduction to Planning Consultant Sean Suder, managing Director, Graydonlanduse**  
Members of the commission were introduced to Sean Suder via conference call.

### **3. Commissioner and Consultant revision of aquifer, subdivision, and zoning regulations via teleconferencing.**

Commissioners reviewed the packet of material with a preliminary draft proposal for the format of the regulations dated December 31, 2014. The proposed format and content presented was discussed with the consultant. Items I. through VII. were reviewed and it was determined there were areas that could be deleted as well as some that could be added. It was agreed VI. A. should include information on enforcement and that a section E. be added to include ZBA and variances. The sample page entitled "Residence Districts" was well received as a much simplified and clear way to describe the standards and uses associated with each of the zoned districts in town. The Commission liked the idea of the "Glossary of Defined Terms" being located at the end of the regulations and suggested the "Table of Uses" be placed at the end as well as an Appendix. The sense of the commission was that the work by Graydonlanduse to date has been positive and productive. The consultants will be present for the Commission's workshop meeting on February 2, and will provide a first draft of the regulations for discussion and review.

**4. Approval of December 15, 2014 Minutes**

**Motion:** D. Pavlick moved to approve the minutes.

**Second:** P. Losee

**Vote:** 5 in favor with D. Schlesinger abstaining as she was not present for the meeting.

**5. Public Comment:** None

**6. Commissioner's Requests:** None

**7. Old Business:** None

**8. New Business:** None

**9. Possible Executive Session to discuss pending litigation.**

**Motion:** D. Pavlick.

**Second:** P. Losee

**Those present:** Curtis Barrows, Carol Bramley, Peter Losee, David Pavlick, D. Schlesinger, T. Waterhouse and Dr. Tobin.

**Vote:** 6-0 to go into executive session at 8:18 p.m.

**Motion:** D. Pavlick

**Second:** P. Losee

**Vote:** 6-0 to come out of executive session at 8:22

**10. Correspondence:** None

**Adjournment**

**Motion:** D. Schlesinger

**Second:** P. Losee

**Vote:** 6-0

**Time Adjourned:** 8:23



1/20/15

Thomas Waterhouse, Chairman

Date