

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING MINUTES- DRAFT

June 1, 2015 - 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:02 pm.

Members Present: Curtis Barrows, Carol Bramley, Peter Losee, Denise Schlesinger,
Thomas Waterhouse
David Pavlick joined the meeting at 7:20 pm
Dr. Susan Lowenthal joined the meeting at 7:48 pm

Members Absent: William Conti, David Morgan
Alternate Members Present: None
Also Present: Land Use Administrator, Dennis Tobin, PhD

1. Appointment of Alternates: None
2. Public Comment: None
3. Commissioners' requests: None

PLANNING MEETING

4. Distribution of Public Hearing Draft: Subdivision Regulations.

- a. Presentation by Planning Consultant Paul Culter via phone conference. The phone conference started at 7:04 pm. Mr. Culter provided an over of the following items: Memorandum of May 11, 2015; signage, lot development standards, open space, common driveway, alternative design, terms and words, agencies and departments, list of incidents for boards and agencies to use as a reference point. Documents are on file. The Commission requested page numbers and sections listed on each page for easy reference.
- b. Consider Referral to Regional Planning agencies – Northwest Hills Council of Governments (NWCOG) Council of Governments of the Central Naugatuck Valley (COGCNV), Commission Attorney, Town of Litchfield Fire Marshal, Building Inspector, Public Works, WPCA, Conservation Commission, Board of Selectmen, and Northwest Conservation District.
Carol Bramley made a motion to Consider Referral to Regional Planning agencies Northwest Hills Council of Governments (NWCOG) Council of Governments of the Central Naugatuck Valley (COGCNV), Commission Attorney, Town of Litchfield Fire Marshal, Building Inspector, Public Works, WPCA, Conservation Commission, Board of Selectmen, and Northwest Conservation District. Curtis Barrows seconded. Vote of 5:0, with all in favor.
- c. Consider setting public hearing for August 3, 2015
Carol Bramley made a motion to schedule a public hearing for August 3, 2015. Curtis Barrows seconded. Vote of 5:0, with all in favor.
Conference Call ended at 7:18 pm

David Pavlick at 7:18 pm is now seated as a regular member.

- d. Post proposed regulations on Land Use Department link of town website www.townoflitchfield.org

5. Continuation of Draft #2 - Zoning Regulations review and amended Zoning Map with Planning Consultant Sean Suder (in person).

Mr. Suder provided an overview of the Zoning Regulations. Several topics were discussed; off street parking, and historic districts. Mr. Suder presented the Commission with a draft of a map for Litchfield. The Commission discussed Litchfield Historic District in regards to setbacks, side yards, front yards, parking, driveways, building placements, and accessory structures.

Dr. Susan Lowenthal at 7:48 pm is now seated as a regular member.

Discussion continued regarding accessory structures, apartments, special exceptions, site plans, maintenance sheds, lot sizes, historic business district, West Street, non-conforming structures, glossary, and definitions.

The Commission discussed the Naugatuck Commerce area in regards to renaming the area to Riverview Commerce-RC. The Commission discussed; Johnson Road, setbacks, lot size, driveways, road access, green space, junk yards, special exceptions, and affordable housing.

Planned Industrial zone has been removed and incorporated to R 80.

The Commission discussed B-202 in regards to lot area, industrial use, commercial, residential, farm stands, vehicle sales, worship places, green spaces, setbacks, and farming. B-202 & PB-202 has been renamed C-202. The Commission reviewed and was in favor of the revised Zoning Map from Mr. Sauder.

The Commission discussed the Gateway Residences in regards to lot size, parking, generators and barns. The Commission discussed the Gateway Corridor in regards to signage, green spaces, and stonewalls. This plan will go to Plan of Conservation and Development (POCD) for 2016.

The Commission discussed renaming the Historic District to: Historic Town Center incorporating: West Street Business District, Historic Business District, R-20H, and R-30H. The Commission reviewed and was in favor of the change.

The Commission requested that covalence, nursing homes, and hospitals regulations be reviewed by Mr. Sauder.

The Commission discussed the following sections: application process, glossary, and administration.

Time ended: 10:50 pm

6. Approval of Minutes of May 18, 2015

Dr. Susan Lowenthal made a motion to Approve of Minutes of May 18, 2105. Carol Bramley seconded the motion. Vote of 7:0, with all in favor.

7. Old Business: None

8. New Business: None

9. Possible Executive Session to discuss pending litigation:

Time entered: 10:52 pm

Carol Bramley made a motion to enter into Executive Session. Curtis Barrows seconded the motion. Vote of 7:0, with all in approval.

Curtis Barrows made a motion to exit out of Executive Session. Carol Bramley seconded the motion. Vote of 7:0, with all in approval.

Time ended: 10:56 pm

10. Correspondence:

a. June 1, 2015 - NHCOC Referral Response: Washington Town Boundary Setback.

Dr. Susan Lowenthal made a motion to close the meeting. Carol Bramley, seconded the motion. Vote of 7:0, with all in approval.

Meeting ended at 10:57 pm

Respectfully Submitted,



Nancy Latour, Recording Secretary
Recording Date 06/2/15

Thomas Waterhouse, Chairman
Date 06/ /15