

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex,
80 Doyle Rd., Bantam, CT
REGULAR MEETING MINUTES
March 19, 2018 7:00 p.m.

Call to Order: Chairman Bramley called the Regular Meeting to order at 7:00 pm.
Members Present: Carol Bramley, John Cox, Guy Baldwin, Peter Losee, William Conti,
Denise Raap, Max McIntyre
Members Absent: Abby Conroy, Mitchell Samal, Nancy Latour
Also Present: Dr. Dennis Tobin, PhD
Appointment of Alternates: William Conti
Commissioners' requests: None

APPLICATION CONSIDERATION

Morosani **160 Wigwam Rd.** **3/19/18**
Three lot subdivision. Dennis McMorrow, P.E. of Berkshire Engineering was present to submit a check for \$500 for legal review of this application and requested a continuance to the April 2 meeting. The check was received and the application will be heard on April 2.

APPLICATION RECEPTIONS

Plumb Hill Playing Fields **35 Plumb Hill Rd.** **3/19/18**
8-24 Application for Installation of scoreboards. Kyle Weaver and Jillian Murphy were present for the application. Jillian is completing a Capstone project and has raised money to purchase and install one scoreboard for the Field Hockey field. The scoreboard will be two wooden posts with the scoreboard approximately 6' wide facing the field hockey field. Power will be run from the shed. Plumb Hill Playing Fields, Inc. is considering additional scoreboards for the future that are shown on the plan because they have some that have been donated. The Board expressed concerns that there are no specs for the additional signs and this application is being presented for just the field hockey scoreboard. G. Baldwin moved to approve the application for the field hockey scoreboard only, J. Cox seconded and the motion passed unanimously.

Plumb Hill Playing Fields **35 Plumb Hill** **3/19/18**
Site plan for the installation of scoreboards. Same as above.

Arethusa Farm **15 Webster Rd.** **3/19/18**
Special Exception Permanent Farm Stand. Dennis McMorrow, P.E. of Berkshire Engineering was present for the application and did an overview of the project. Dr. Tobin asked Mr. McMorrow to obtain approval for the driveway from the Public Works Department. The Commission would like a statement of use as far as hours of operation and number of employees. W. Conti moved to set the public hearing for April 16, 2018, P. Losee seconded and the motion passed unanimously.

Macia **110 Hemlock Hill Rd.** **3/19/18**
Special Exception Accessory Apartment. Dennis McMorrow, P.E. of Berkshire Engineering was present for the application and did an overview of the project. The Chairman questioned whether this newly constructed house has a certificate of occupancy and do the owners live in the house? Current regulations require owners to live in the principal dwelling before applying for an accessory apartment. Mr. McMorrow stated that there is no CO. M. McIntyre moved to set the public hearing for April 16, 2018, D. Raap seconded and the motion passed unanimously.

J. Cox moved to add SHR Energy Management, LLC for solar array to the agenda as item 7a, M. McIntyre seconded and the motion passed unanimously.

SHR Energy Management, LLC -

35 Wamogo Rd.

3/19/18

Site Plan for installation of solar array. Ken Hrica, P.E. of Hrica Associates and Noel Lafayette of SHR Energy were present for the application. Mr. Hrica explained that the array will be placed on the practice field that is not currently being used. The array is 540' x 100' the overall area of the array is 1.6 acres. Some tree removal will take place and the area will be replanted with grasses and low bushes. A 7' high fence will be installed around the parameter. Dr. Tobin asked about the General Stormwater Permit that will be needed and what assurances will be made to guarantee that the project will be constructed according to this permit. Mr. Hrica stated that he is in the process of obtaining this permit from DEEP. Mr. Tobin asked for a \$500 review fee to allow NWCD to review to project. B. Conti moved to set a public hearing for April 16, 2018, J. Cox seconded and the motion passed unanimously. P. Losee moved to require a \$500 application review fee for NWCD to review the project, B. Conti seconded and the motion passed unanimously.

P. Losee recused himself from the following 5 applications and left the meeting at this point.

Application for Amendment to Zoning Regulations - Add RHOW District (Residential Housing Opportunity/Workforce) Christopher Smith, Esq. from Shipman and Goodwin was present for the following 5 applications relating to the Litchfield Housing Trust. J. Cox moved to collect a \$5,000 application review fee, G. Baldwin seconded and the motion passed unanimously. Attorney Smith explained the project briefly. G. Baldwin moved to set the public hearing for 5/7/18, B. Conti seconded and the motion passed unanimously.

Application for Change in Zone Map - Receive and set public hearing (5/7/18) Add RHOW Residential Housing Opportunity/Workforce District. G. Baldwin moved to set the public hearing for 5/7/18, D. Raap seconded and the motion passed unanimously.

Application for Amendment to Subdivision Regulations Receive and set possible public hearing (5/7/18) - Exempt subdivisions submitted pursuant to new RHOW (Residential Housing Opportunity/Workforce District) for affordable or workforce housing per CGS Section 8-30g, from certain subdivision filing and compliance requirements. G. Baldwin moved to set the public hearing for 5/7/18, D. Raap seconded and the motion passed unanimously.

Litchfield Housing Trust - Torrington Rd. (Map 145, Block 020, lot 005) – Receive and set possible public hearing (5/7/18) for 4 lot subdivision. G. Baldwin moved to set the public hearing for 5/7/18, B. Conti seconded and the motion passed unanimously.

Litchfield Housing Trust - Torrington Rd. (Map 145, Block 020, lot 005) – Receive and set possible public hearing (5/7/18) for Site Plan for 5 multi-family residence and 3 single family Residential Housing Opportunity/Workforce community. G. Baldwin moved to set the public hearing for 5/7/18, B. Conti seconded and the motion passed unanimously.

Approval of Minutes of March 5, 2018 – M. McIntyre moved to approve, J. Cox seconded and the motion passed unanimously.

Public Comment – None

Old Business - None

New Business – None

Possible Executive Session to discuss pending litigation.- None

Correspondence

Any new item added to the agenda requires a 2/3 majority vote of the Commission. Taking up any item after 11PM requires a 2/3 majority vote of the Commission

1. CFPZA Service Awards notice.

Adjournment –G. Baldwin moved to adjourn at 8:42 p.m., B. Conti seconded and the motion passed unanimously.



Carol Bramley, Chairman



Date