

## LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex,  
80 Doyle Rd., Bantam, CT  
**REGULAR MEETING MINUTES**  
March 5, 2018 7:00 p.m.

- Call to Order: Chairman Bramley called the Regular Meeting to order at 7:00 pm.
- Member Present: Carol Bramley, John Cox, Abby Conroy, Mitchell Samal, Denise Raap, Max McIntyre
- Members Absent: Guy Baldwin, Peter Losee, William Conti
- Alternate Members Present: Mitchell Samal, Nancy Tarascio-Latour
- Also Present: Dr. Dennis Tobin, PhD
- Appointment of Alternates: Mitchell Samal
1. Appointment of Alternates: Mitchell Samal, Nancy Tarascio-Latour
  2. Commissioners' requests: Design review is looking for committee members.

### ***PUBLIC HEARINGS***

3. **7 West St. - McKernan (Haus of Color)** – Special Exception Retail personal service shop for hair salon.  
Kelsey McKernan and Brian M. McKernan presented an overview to the Commission. Legal Notice was read. No green legal cards. Receipt from Post Office shows they were paid for. Been in business in Bantam for five years and would like to move to the center of Litchfield and expand the business. Torrington Area Health – no response in file. Sewer Commission (no issue because they are not serving food), Fire Marshal – approved. Public Comment: None  
***John Cox made a motion to close the public hearing. Denise Raap seconded. Vote: 7:0. All in Favor.***  
  
***Abby Conroy made a motion to approve 7 West St. - McKernan (Haus of Color) – Special Exception Retail personal service shop for hair salon. Max McIntyre seconded. Vote: 7:0. All in Favor.***
4. **22/26 Rogers Dr. – Rogers** - Special Exception Shop and Storage Contractor (landscaping). Dennis Rogers presented an overview to the Commission. Letter is on file. Legal Notice was read. Green Legal Cards were presented. Mr. Rogers will need to store winter equipment. The Commission spoke about parking, vehicles and storage of gasoline. Public Comment: None  
***Abby Conroy made a motion to close the public hearing. Max McIntyre Seconded. Vote: 7:0. All in Favor***  
  
***Denise Raap made a motion to approve 22/26 Rogers Dr. – Rogers - Special Exception Shop and Storage Contractor (landscaping). Abby Conroy seconded. Vote: 7:0. All in Favor.***

## **REGULAR MEETING**

**5. Morosani – 160 Wigwam Rd. – Three lot subdivision.**

Dennis McMorrow of Berkshire Engineering & Surveying and Daniel Morosani presented an overview to the Commission. Showing non-conforming on two separate properties. ZBA granted the setback. Easements were presented. No wetlands or floodplains on the property. Wetlands Commissions - no issues. Torrington Area Health letter submitted. Electrical line will have an easement. Access and Utility easements were provided for: Driveway, septic and powerline. Pending: Septic and new power line, these will be the same format as the others. The Commission spoke about the lots, building square footages, and pump systems.

***Abby Conroy made a motion to wave a public hearing for Morosani – 160 Wigwam Rd. – Three lot subdivision. John Cox seconded. Vote: 6:0:1 (Nancy Latour recused). Motion Carriers.***

***John Cox make a motion for a application review fee for of \$500.00 for Easements. Max McIntyre second. Vote: 6:0:1 (Nancy Latour recused). Motion Carriers.***

**6. Laurel Ridge Realty, LLC – Amendment to Zoning Regulations - Receive and set public hearing (4/2/18) for amendment to zoning regulations to add “Caterer” use as Special Exception Use in the RR zone and add definition of “Caterer” in the Glossary of Terms and Phrases.**

Daniel Morosani and Dale Alexandra Morosani provided an overview to the Commission. Proposal: 1. Add “Caterer” between “Bed & Breakfast” and “Cemetery” in paragraph 7 Allowed Special Exceptions in an RR Zone, Page 8 of the Litchfield Zoning Regulations. 2. Define “Caterer” in the Glossary of Terms and Phrases. “A Caterer is a person or company providing food and drink at a social event or other gathering.” This definition is to be placed between the definition of “Carrier” and the definition of “Cemetery” on Page 84 of the Litchfield Zoning Regulations. The Commission spoke about food trucks, public hearing, clear language for Caterer, what is the criteria, number of times per year, catering, food safety, noise, parking, fire marshal, Torrington Area Health, Temporary Liquor license, Farm/Winery, Special event and security.

**7. Laurel Ridge Realty, LLC – Blakeslee Road – Receive and set public hearing (4/2/18) for Special Exception Caterer use.**

Daniel Morosani and Dale Alexandra Morosani provided an overview to the Commission. Continuation to April 2, 2018.

### **PLANNING WORKSHOP**

**8. Commissioner Training - Legal Workshop by Steven Byrne, Esq.**

Attorney Steven Byrne presented a Legal Workshop to the Commission Members.

**9. Approval of Minutes of February 5, 2018, no quorum on February 20, 2018.**

***John Cox made a motion to approve the Minutes of February 5, 2018 with the following corrections KCKernan to McKernan. Denise Raap seconded. 5:0:2, Abby Conroy and Mitchell Samal abstained. Motions Carries.***

**10. Public Comment: John Kleeman spoke about Barns and provided a letter.**

11. Old Business: Update on RFQ for Land Use Attorney. Chairman Bramley interviewed five different firms.

***Max McIntyre made a motion to maintain Steve Byrne, Esq. as our Land Use Attorney. Abby Conroy seconded. Vote: 7:0. All in Favor.***

12. New Business:

Abby Conroy made a motion to fix a Scribner's error changing accessory structure back to maintenance shed. Denise Raap seconded. Vote: 7:0. All in favor.

13. Possible Executive Session to discuss pending litigation: None

14. Correspondence

- a. Connecticut Federation of Planning & Zoning Agencies, Re: Length of Service Awards / Lifetime Achievement Awards.
- b. NHCOC, Save the Date! March 29, "5<sup>th</sup> Thursdays" forum at NHCOC
- c. NHCOC, Dates Changed: Land Use Academy Training – Now March 6<sup>th</sup> and March 27<sup>th</sup>.
- d. Tricia Murphy, February 23, 2018, Re: Stop N Shop.
- e. John A. Kleeman, February 22, 2018, Re: Adaptive Reuse of Historic Barns

***Abby Conroy made a motion to close the meeting. John Cox seconded. Vote: 7:0. All in Favor.***

Meeting ended at 9:38 pm.

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Nancy C. Latour, Recording Secretary  
Date: 3/5/18

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Carol Bramley, Chairman  
Date: 3/5/18