

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex Gymnasium
80 Doyle Rd., Bantam, CT

PUBLIC MEETING MINUTES

May 1, 2017 6:00 p.m.

Call to Order: Chairman Schlesinger called the Public Meeting to order at 6:07 pm.

Member Present: Guy Baldwin, Carol Bramley, Abby Conroy, Peter Losee, Denise Schlesinger, Michael Thomas, Thomas Waterhouse

Member Absent: Mitchell Samal, Peter Losee

Alternate Members Present: Nancy Tarascio-Latour, William Conti

Also Present: Dr. Dennis Tobin, PhD, Leo Paul, Ex-Officio

1. Appointment of Alternates: William Conti

2. Commissioners' requests: None

PUBLIC MEETING

Public hearing noticed was read.

Mr. Leo Paul, First Selectman, Ex-Officio: The Board of Selectman has been watching this process very closely. Fitzgerald & Halliday, Inc., presented to the Board of Selectman. We have reviewed the plan and we fully endorse the work they have done. It has been a long year. The Board of Selectman provided feedback to Fitzgerald & Halliday, Inc. and they made adjustments.

Plan of Conservation and Development (POCD)

Fitzgerald & Halliday, Inc., presented the Plan of Conservation and Development (POCD) to the Commission and public. A PowerPoint presentation along with maps were available. The purpose of the POCD is to lay out realistic strategies and actions to guide community toward goals, a strategic goal. The current plan is ten years old. The Town is mandated to update the plan every ten years.

Topics: Analytical research / Public Survey / Public Workshop / Stakeholder Interviews / P & Z Guidance – POCD.

Topics included: Demographics, Housing, Income, Geographic Mobility, Residential Development Activity, Litchfield Public School Enrollment Trends, Businesses, Report Maps (10 Maps were on display).

POCD Implementation Plan, Vision (Statement was read), Guiding Policies, Implementation, Policy Champions (BOS, BOE, Land Use Office, Town Engineer / Public Works, Planning & Zoning, Economic Development Commission, Parks & Recreation, Conservation Commission, Litchfield Land Trust, and Litchfield Community Greenway Group).

Letters of Endorsement & Public Comment:

The Following letters were submitted and read. Letters are on file:

1. NHCOCG, Referral Response, Dated, April 26, 2017, Re: Town Plan Update. Recommend the Plan. The letter provided recommendations and comments. Letter on file.
2. Town of Litchfield, Office of the First Selectman, April 7, 2017, Re: The Board of Selectman voted unanimously to accept it with no changes. Letter on file.

3. Town of Litchfield, WPCA, David R. Wilson, P.E, Chairman WPCA, April 17, 2017, Re: Sewer & Water Infrastructure Trends. Letter on file.
4. C. Bramley Comments on Draft POCAD Document, April 26, 2017, Re: Additional Comments. Letter on file.
5. Abby Conroy: Spoke about Conservation and State of Connecticut Funding, Section # 6 and 7.
6. William Conti: This is a blue print, balancing act, spoke about losing young people, develop strategies to deal with several issues, the loss of Town Courthouse.
7. Carol Bramley: Spoke about Stakeholders.

Carol Bramely made a motion to accept letters as presented. Abby Conroy seconded. Vote: 6:0. All in Favor.

Public Comments:

1. Barbara Putman, CT State Statues, Spoke about maps.
 - a. Francisco – Stand along Future Land Use Map. This map was covered.
2. Bill Burgess: How many times has the POCD was amended? Dr. Tobin stated one time.
 Bill Burgess: Wish list – if we keep doing what we are doing, we should reach out and collaborate on 3-5 items for developing of the plan. The plan speaks about growth. The is a strategic issue. To actively promote outreach and economic promotion with Morris, Goshen and Warren. Protection of the environment – right to farm ordinance. We do not have one. Add Planning and Zoning to economic development - Advise and Consent. Schools, Board of Selectman, The Board of Selectman should be added to the Board of Education - annual budgets, policies, cost. Strengthening the School System. We need to attract families, especially with a 25% reduction in student enrollment. Cohesive town center – West Street is not the Town Center it used to be. Bantam is part of our Town. Bantam was not mention at all in the plan. We need to stop with the boundaries. Don't talk about Box Stores, just end it, be fair and reasonable.
 - a. William Conti: We do not have the power; we can only set the blue print. We are limited to what we can do per state statutes. We have limited big box stores. We have had many business comes to the Commission and not one has been rejected. We may have changed it, but not have stopped them. Economic Development, Board of Selectman, Board of Education, we do not have the power to enact them in our process.
 - b. Bill Burgess: I think words matter. I was a member of P & Z. I am not here lobbying for P & Z. The economic development of the Jail, Stop & Shop and Arethusa, will help us with the Mill Rate. We need to be more proactive.
 - c. William Conti: We did invite them.
 - d. Bill Burgess: We can be leaders and collaborative. More leadership and voice for POCD.
 - e. Dr. Tobin: In regards to champion of development, the Commission reviews every application. We approve them in a critical review. Last year we revised the Regulations. Now we have a base plan and make it a living document. Borough of Bantam – they are required to develop their own plan.
 - f. Bill Burgess: You management up, down and sideways.
 - g. Dr. Tobin: This is an open book. We hope this is a model for the Borough of Bantam.
3. John Kleeman: Spoke about regarding “Cultural and Historical Policies and Strategies” in regards to Historic Barns to add verbiage of, “Historic Barns”. Presented a Letter regarding Reference adaptive reuse of historic barns.
4. Barbara Andrulis Mette: Member of Greenway. How do we work with the Town?
 - a. Francisco: You should have a committee within the Greenway and have selected members of different committees for assisting in grants.
 - b. Ms. Andrulis Mette: What happens to the plan after it has been approved?
 - c. Dr. Tobin: You can come in to a planning meeting.

- d. William Conti: We would like more member of the public attend our P & Z meetings.
- e. Carol Bramley: The last 2 POCD's were not funded until this year with Dr. Tobin.
5. Abby Conroy: Has this plan been encouraged to other boards?
 - a. Dr. Tobin: Yes, it has been posted.
 - b. Dr. Tobin: (To the public) How many have read the document? 5 people raised their hands.
 - c. Bill Burgess: People would like more visibility to the plan.
 - d. Carol Bramley: People will state, same old plan. The Northwest Cog has the same issues – education, economic development, tourism, affordable for business. We have a housing issue, elderly issue. What is going to generate tax dollars?
6. Barbara Putman: The Greenway is not on the transportation map.
7. Bill Burgess: Smart growth grants. Grants come to the POCD.
 - a. Francisco – They do not need to be in the POCD.
8. Gwen Burgess: We will take all the help we can take. We are not getting any local political support.
9. Jonathan Tarrant, Selectman: We are in the middle of a regionalization and economic development. Why is there not a higher amount of people here? We need more people.
10. Abby Conroy: We would love it to be mailed to everyone. I would like copies of the map.
11. John Kleeman: Can you please provide an overview of tonight and next steps.
 - a. Francisco – We have 60 days for P & Z can vote to accept with revision. After the Commission accepts the revision, it will then to The Board of Selectman, then to the State of CT.
 - b. Dr. Tobin: We have to 6/1/17.
12. Bill Burgess: Agricultural and protection. We have 3,000 acres in the Land Trust. A national trend for change in local food system. We need to be opened to farming. We have an asset of land.

William Conti is now seated as a regular member.

Carol Bramley made a motion to close the public hearing at 7:48 pm. William Conti seconded. Vote: 7:0. All in Favor.

The Commission spoke about next steps.

Action Items:

1. NHCOCG, Referral Response, Dated, April 26, 2017, Re: Town Plan Update. Recommend the Plan. The letter provided recommendations and comments.
The Commission agrees to add Strategy Summary Table.
2. Town of Litchfield, WPCA, David R. Wilson, P.E, Chairman WPCA, April 17, 2017, Re: Sewer & Water Infrastructure Trends.
The Commission agrees to accept the changes as submitted.
3. C. Bramley Comments on Draft POCAD Document, April 26, 2017, Re: Additional Comments.
The Commission agrees to accept the changes as submitted.
4. Barbara Putman, CT State Statues, Spoke about maps
 - a. Francisco: Stand-alone Future Land Use Map. This map was covered.
Francisco will reference the Zoning Map.

5. John Kleeman – Spoke about regarding “Cultural and Historical Policies and Strategies” in regards to Historic Barns to add verbiage of, “Historic Barns”. Presented a Letter regarding Reference adaptive reuse of historic barns.

The Commission will accept the changes as submitted.

6. Barbara Putman. The Greenway is not on the transportation map.

The Commission will accept the change as submitted: Greenway added to the Recreation Map.

William Conti made a motion to accept the action items as noted, Carol Bramley seconded. Vote: 7:0. All in Favor.

3. Approval of Minutes of April 17, 2017

Carol Bramley made a motion to approve the minute of April 17, 2017 as corrected. Vote: 6:0:1 (Tom Waterhouse abstained). Corrected: 4. B – Approval of Minutes – Add - Carol Bramley.

From: William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. (Building A) – Receive Site Plan Modification to remove the negative convent filed on land records restrng use of restriction on Building A as office use only. Abby Conroy seconded. Vote: 7:0. All in Favor.

To: *William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. (Building A) –Site Plan Modification to remove the negative convent filed on land records restrng use of restriction on Building A as office use only. Abby Conroy seconded. Vote: 7:0. All in Favor.*

From: William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. (Building A) – Receive Site Plan Modification for retail-personal service, retail – small shop use in Building A lower level units A8, A9 and A10. Michael Thomas seconded. Vote: 7:0. All in Favor.

To: *William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. (Building A) –Site Plan Modification for retail-personal service, retail – small shop use in Building A lower level units A8, A9 and A10. Michael Thomas seconded. Vote: 7:0. All in Favor.*

From: William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. – Receive Site Plan Modification to eliminate 8 (eight) parking spaces in the Commons, as required under China Rainbow Restaurant Special Exception with Site Plan approval. Carol Bramley seconded. Vote: 7:0. All in Favor.


To: *William Conti made a motion to approve 6645 Federal Square Realty, LLC – Village Green Dr. –Site Plan Modification to eliminate 8 (eight) parking spaces in the Commons, as required under China Rainbow Restaurant Special Exception with Site Plan approval. Carol Bramley seconded. Vote: 7:0. All in Favor.*

From: Carol Bramley made a motion to approve 457 Bantam Rd. – Cermola (Cardinal Engineering) - Receive Site Plan modification for Office Use. Peter Losee seconded. Vote: 7:0. All in Favor.

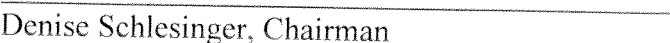
To: *Carol Bramley made a motion to approve 457 Bantam Rd. – Cermola (Cardinal Engineering) - Site Plan modification for Office Use. Peter Losee seconded. Vote: 7:0. All in Favor.*

Abby Conroy made a motion to close the meeting. William Conti seconded. Vote: 7:0. All in Favor.

Meeting ended at 8:10 pm.


Nancy C. Latour, Recording Secretary

Date: 5/1/17


Denise Schlesinger, Chairman

Date: 5/ /17