

# LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex

80 Doyle Road, Bantam, CT

## REGULAR MEETING AGENDA

January 4, 2016 7:00 p.m.

Call to Order: Chairman Waterhouse called the regular meeting to order at 7:05 pm.

Members Present: Guy Baldwin, Carol Bramley, Peter Losee, Dr. Susan Lowenthal, Denise Schlesinger, Thomas Waterhouse  
Members Absent: Abby Conroy, Mitchell Samal  
Alternate Members Present: William Conti, Nancy Tarascio-Latour  
Also Present: Dennis Tobin, PhD

1. Appointment of Alternates: William Conti, Nancy Tarascio-Latour

2. Election of Officers and review of Bylaws

*Dr. Susan Lowenthal made a motion to nominate Thomas Waterhouse to Chairman. Carol Bramley seconded. Vote 7:0, all in favor.*

*Tom Waterhouse made a motion to nominate Denise Schlesinger to Vice-Chairman. Carol Bramley seconded. Vote 7:0, all in favor.*

3. Public Comment: None

4. Commissioners' requests: Dr. Susan Lowenthal stated in the near future she will be resigning from the Planning and Zoning Commission due to her husband's retirement and future move to Cambridge, MA.

### REGULAR MEETING

#### 5. Review & Consider adopting Proposed Zoning Regulations Amendments & Map

a. Dr. Tobin provided Commission with several items: (a) Worksheet - Residential Districts; (b). Worksheet - Commerce Districts; (c). Two Zoning maps; (d) Memo – dated 2/5/14.

b. Byrne & Byrne Letter, dated November 28, 2015– The Commission reviewed the recommendations from Byrne & Byrne.

1. Historic Borough Residences - HR 30, Page 12- Maintain original verbiage in the new proposed regulations.
2. Historic Borough Residences - HR 20, Page 12 - Maintenance shed to be changed to accessory structure.
3. Historic Borough Residences - HR 20, Page 13, Delete minor site plan.
4. Flood Plain Overlay District, Section 10 – Stop and work changed to cease & desist orders.
5. Off-Street Parking and Loading, Section 4, Replace Zoning Enforcement Officer with Planning & Zoning Commission (5 incidents to be corrected).

6. Signs, Section C - the following sentence *"This provision does not apply to the display of National or State flags, or the display of flags or banners by a church, club, institution, or campaigns, drives, movement or event."*
- c. Review of Proposed Zoning Map. The original names will remain on the proposed zoning map.
- d. C202 – The Commission spoke about adding a new section referencing five properties on along Route 202. The Commission will revisit this item at the February 1, 2016 meeting.
- e. Municipal Officer – Keep original verbiage in the new proposed regulations.
- f. Restaurant High Turnover/fast food special exception.
- g. Commerce Districts: Worksheet provided by Carol Bramley and Dr. Tobin is on file. These changes will be sent Sean Suder to update on the proposed regulations.
  1. HTC Historic Town Center
    - a. Permitted Uses
    - b. Special Exception Uses
  2. C-202 Route 202 Commerce
    - a. Permitted Uses
    - b. Special Exceptions
  3. RC Riverview Commerce
    - a. Permitted Uses
    - b. Special Exceptions

***Guy Baldwin left the meeting at 8:58 pm***

***Nancy Tarascio-Latour is now seated as a regular member at 8:58 pm***

- h. Residential Districts: Worksheet provided by Carol Bramley and Dr. Tobin is on file. These changes will be sent to Sean Suder to update on the proposed regulations.
  1. LR Large Rural Residences – 160
    - a. 7. Permitted Uses
    - b. 8. Special Exceptions
  2. RR Rural Residences – 80
    - a. 6. Permitted Uses
    - b. 7. Special Exceptions
  3. SF Single-Family Residences – 20
    - a. 6. Permitted Uses
    - b. 7. Special Exception Uses
  4. GR Gateway Residences
    - a. 6. Permitted Uses
    - b. 7. Special Exception Uses
  5. Historic Borough Residences
    - a. HR – 30

- i. 6. Permitted Uses
- ii. 7. Special Exception Uses
- b. HR – 20
  - i. 6. Permitted Uses
  - ii. 7. Special Exception Uses

***William Conti left the meeting at 9:48 pm.***

- 6. MF Multi-Family Residences – RMF 160
  - a. Permitted Uses
  - b. Special Exception Uses deleted and replaced with requirements stated p. 13, 14 and Art. V, sec 18 (p.52) current zoning regulations
- i. Riverview Commerce
  - 1. Chairman Waterhouse provided an overview of the proposed zone – Riverview. Topics included: Previous examples of zoning / planned industrial sections / lack of vision and common sense / grandfathering / flood plains/ high traffic / Route 8 / lack of financial cost / water and sewer / railroad line / setbacks.
    - a. Square feet to 20,000 / lot width to 100,000 / set back is 5.
    - b. Signage will be tabled to next review meeting.
    - c. Change current “I” on RC –Parcel - track and rivers, south of 118 / Parcel currently Zone I and South of East Litchfield – both will be R80.
    - d. Bulk Storage and Flood Plains maps will be reviewed at the next meeting.
- 6. Approval of Minutes of December 21, 2015
 

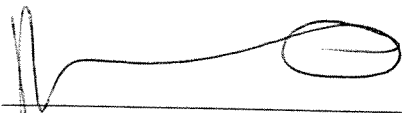
***Carol Bramley made a motion to accept the Minutes of December 21, 2015. Peter Losee seconded. Vote: 6:0, all in favor.***
- 7. Old Business:       None
- 8. New Business       Peter Losee stated that on Gallo’s Lane, cars are parking in the Greenway path. Gates and/or Bollards need to be added to block the path for parking. Dr. Tobin will speak with the Greenway Committee.
- 9. Possible Executive Session to discuss pending litigation:       None
- 10. Correspondence:
  - a. Eversource Energy, December 23, 2015. Re: Application of The Connecticut Light and Power Company doing business as Eversource Energy to the Connecticut Siting Council for a Certificate of Environmental Compatibility and Public Need for the Frost Bridge to Campville 115-kV Project in the four Towns: Watertown, Thomaston, Litchfield and Harwinton, Connecticut.

- b. Town of Thomaston, Planning and Zoning Commission, Jeremy Liefert, Land Use Administrator, December 24, 2015. Re: Proposed zoning and subdivision regulation amendments, zone changes or amendments to the Plan of Conservation and Development.

*Peter Losee made a motion to close the meeting. Dr. Susan Lowenthal seconded. Vote of 6:0, all in approval.*

Meeting ended at 10:56 pm.

Respectfully Submitted,



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Nancy Latour, Recording Secretary  
Recording Date 01/04/16

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Thomas Waterhouse, Chairman  
Date 01/ /16