

LITCHFIELD PLANNING AND ZONING COMMISSION

Town Hall Annex Gymnasium, 80 Doyle Rd.

Bantam, CT

REGULAR MEETING AGENDA

November 2, 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, Dr. Susan Lowenthal, Denise Schlesinger, Thomas Waterhouse, David Pavlick |
| Members Absent: | David Morgan |
| Alternate Members Present: | William Conti |
| Also Present: | Dennis Tobin, PhD |

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

PUBLIC HEARING

4. Review Proposed Zoning Regulations Amendments & Map, November 2, 2015

Chairman Waterhouse stated comments will be limited to one per person, for a maximum of five minutes, per one subject. Chairman Waterhouse presented Sean Suder of Graydon Landuse.

Presentation by Planning Consultant Sean Suder of Graydon Landuse. Mr. Suder stated he worked on this project for over eleven months. History: Litchfield adopted their Land Use Regulations in 1970. 150-180 people per square mile. Average is 500 per square mile. Mr. Suder presented an overview to simplify, streamline and modernize the Zoning Regulations within the following several topics:

1. Review Land Uses
2. Tailor Regulations
3. Development Pattern Districting
4. The Litchfield Districts
5. Specific Regulations
6. Sign Menu
7. Parking
8. Zoning Maps – Mr. Suder provided an overview of the proposed zoning map. Mr. Sauder spoke about the different proposed zones, parking, historic areas (Regulations were not changed as per Mr. Suder), retail, multi-family zones, large lots, gateways, industrial uses, and Riverview Commerce.

Presentation ended at 7:34 pm.

Public Comment:

1. Nancy Goldring, Farm Regulations. What is farming? What is allowed on a farm? Currently a Farm is having banquet events. Is this allowed?
2. Peter Litwin, Non-Conforming, Route 202, Tollgate Hill. Good job to the Commission on the hard work with revising the regulations. Mr. Litwin would like to see Route 202 become a commercial zone.
3. Barbara Putman, East Litchfield. Presented a written statement which is on file. Ms. Putman spoke about lot size, green-spaces, set-backs, zoning map, water, sewer, and trail space.
4. Betsy Glassman, C-202. Requested the Commission change the regulations regarding the 1400 trucks which will be delivering clean fill for the new Stop-n-Shop.
5. Dave Wilson, Litchfield, Route 202, Non-Conforming. Please address the area so the business can work in Town.
6. John Acerbi, Litchfield Hills Nursery. Tollgate Hill area. The businesses are in a five acre zone. The current businesses will never convert to non-business.
7. Jilian Metcalf, Regulations in the Borough. A letter was presented to the Commission. Ms. Metcalf does not agree with windmills, home occupations and square footage.
8. Glenn Hillman, Litchfield Historic District Commission. A letter was presented Commission. The Litchfield Historic Commission is not favorable for the following: windmills, commercial zone, setbacks and signage.
9. Jeff Wacker, Zoning Changes. Mr. Wacker would like to see the preservation of the historic districts and change the use from residential to commercial. Mr. Wacker would like to see the preservation and does not want to see them intertwined.
10. Albert Saunders, Affordable Housing and Well Water Special Exceptions. Mr. Saunders is concerned about the water usage in relations to cluster housing and wetlands.
11. Lee Losee, Borough Warden. Spoke about the letter he mailed to the Commission regarding working together as a Team.
12. Michelle Crow, 52k. Litchfield has allowed 52,000 square feet of retail in the center of Town. What are the standards of signage in order to reduce unsightliness?
13. Joan Spear, Bantam. Requested a copy of the regulations in order to have a side by side comparison. Mr. Suder stated you will find the comparison on the P & Z Site.
14. Jonathan Wilson, Chairman, Burgess. Mr. Wilson is concerned about several items: (1) no conversations took place with the Borough of Litchfield Board and Historic Commission. (2) Mr. Wilson was not aware of the regulations were being revised. (3) Mr. Wilson stated he would have like to been part of the process. Curtis Barrows stated you can attend one of our meetings. Carol Bramley stated this process has been very tedious.

Round 2

1. Barbara Putman, Open Space. Open Space needs to be defined more in-order for the Assessor to tax the land properly.
2. Jeff Wacker, Commercial Zone. What do we use as a model and what other Towns have adopted new regulations? Can you please provide examples? Dr. Susan

Lowenthal spoke about living in the Borough of 20 years. She stated the Commission informed Mr. Suder to not review the Historic District. Mr. Suder stated that he was hired due to his experience with several small towns.

Commission Comments:

- Carol Bramley spoke about how the Commission took great strides to work towards retaining the goals of the historic zones.
- William Conti spoke about presenting your comments to the Commission. Mr. Conti also spoke about hiring a local vs. non-local firm.
- Dr. Susan Lowenthal stated she is very proud to have hired Mr. Suder.

Round 3

3. Michelle Crow, Lighting. Mr. Crow would like to see low lighting in regards to signage.
4. John Acerbi, Signage in regards to open signs / Flags. Mr. Acerbi is requesting the open signs/flags be put back into the regulations.
5. Joan Spear, Windmills. Ms. Spear is not in favor of windmills. Windmills are very nosey. She is not opposed to very small windmills.
6. Frank Canino, Thomason Avenue (old Route 8). Mr. Canino is asking if this zone will be commercial.
7. Elisa Bower, Board of Burgess. Ms. Bower questioned - why are the setbacks eliminated in regards to west side of 202, (Murphy's Pharmacy). Carol Bramley stated that is a mistake. Ms. Meadow would like to know how the other towns have changed their regulations are doing. Is it working for them?

Commission Comments:

- Dr. Dennis Tobin stated the proposed regulations are not set in stone. These regulations may have to be adjusted in time.
- Carol Bramley – The heart of the regulations have not changed.
- William Conti spoke about how the proposed regulations are for growth, yet have maintained the community.
- Mr. Suder stated the Commission wanted to maintain the core items.

Round 4:

- Michelle Crow – Walkability. Can we extend the walkability pass the Historic Center?
- Joan Spear – Retail Size. Spoke about average size of retail buildings. Why 52,000 square feet?
- Arthur Schmidt, Riverview Commerce (East Litchfield). Would like to see a buffer created at Route 118. Additionally, anything pass the residential area would stay residential and commercial. Mr. Schmidt stated there is an East Litchfield Improvement Committee.
- Glenn Hillmen. What are the next steps in this process?

The following letters were read during the Public Hearing by the Commissioners: (letters are on file)

- Regional Planner, NVCOG, Joanna Rogalski, Staff Referral Report, November 2, 2015

William Conti left at 9:42 pm

- WPCA Proposal for Site Plan Changes, November 2, 2015
- Borough of Litchfield Historic District Commission, Proposed New Zoning Regulations, October 29, 2015
- Town of Litchfield, First Selectman, September 21, 2015
- Lauren Rizzo, Amendments to Zoning Regulation and Map, September 22, 2015
- Northwest Hills Council of Governments, Zoning Regulations/Map Amendment, October 16, 2015

Carol Bramley made a Motion to recess the Public hearing to December 7, 2015 at 7:00pm at the Town Hall Annex, 80 Doyle Road, Bantam, CT. David Pavlick seconded. Vote 7:0, all in favor.

5. Approval of Minutes of October 19, 2015

Curtis Barrows made a motion to approve the October 19, 2015 minutes with the following changes. Denise Schlesinger seconded. Vote 7:0, all in favor.

Peter Losee is not seated as a regular member at 7:11 pm

To:

Peter Losee is now seated as a regular member at 7:11 pm.

Carol Bramley made a motion to approve the minutes of October 5, 2015 as correct.

To

Carol Bramley made a motion to approve the minutes of October 5, 2015 as corrected.

Administrator approval of 590 Torrington Rd. – Litchfield Golf Center – Minor site plan modification to construct 16'x16' building addition

To

Administrative approval of 590 Torrington Rd. – Litchfield Golf Center – Minor site plan modification to construct 16'x16' building addition.

6. Old Business None
7. New Business Chairman Waterhouse said thank you to Curtis Barrows and David Pavlick for their term and hard work on the Commission.
8. Possible Executive Session to discuss pending litigation None
9. Correspondence
 - a. Orton Family Foundation, Funding and Design Assistance Available for Rural Communities, October 29, 2015.

David Pavlick made a motion to close the meeting. Denise Schlesinger seconded. Vote of 7:0, with all in approval.

Meeting ended at 10:18 pm.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be 'Nancy Latour', written over a horizontal line.

Nancy Latour, Recording Secretary
Recording Date 11/ 03 /15

Thomas Waterhouse, Chairman
Date 11/ /15