

**LITCHFIELD PLANNING AND ZONING COMMISSION**  
Town Hall Annex – 80 Doyle Road, Bantam, CT  
**REGULAR MEETING MINUTES**  
October 21, 2013 7:02 p.m.

Vice Chairman Tom Waterhouse called the meeting to order at 7:02 p.m.

**Present:** Commissioners Curtis Barrows, Carol Bramley, Peter Losee, Dave Pavlick and Tom Waterhouse, Ed Doyle and Ralph White and Land Use Administrator Dr. Dennis Tobin

**Absent:** Commissioners Susan Lowenthal and Sky Post and Alternate Commissioners Ralph White, Ed Doyle, and Erin Kennedy.

**Appointment of Alternates:** None appointed

**Approval of Minutes for October 7, 2013**

Curtis Barrows moved to approve the minutes of October 7, 2013 with the following corrections: p.3 size Amendment Special Exception delete first sentence (Chairman Lowenthal said.....); p.3 vote on D. Pavlick's motion to deny Revised Regulation Amendment 5-2 with Susan Lowenthal removed from yes and moved to Deny with Sky Post; p. 4 first line add after Executive Session "to discuss pending litigation and .....

The motion was seconded by Dave Pavlick and unanimously carried.

**Public Comment:** None

**Commissioners' requests:** Tom Waterhouse requested the old Route 8 subcommittee meet after the elections.

**Application Receptions**

**Muratcri (Haight Brown Vinyard) – 29 Chestnut Hill Rd. 10/21/13**

Minor Site Plan Modification to reconfigure bus parking/drop off areas.

Jacque Muratcri presented the revised site plan and the commission discussed the proposed changes including widening both entrances to the property by expanding each entrance/exit to 15 feet in width, adding trees to the front, adding a fence to the south of the existing vineyard building and stating additional parking can be added to the north of the existing parking in the front of the property.

Motion: After discussion, Carol Bramley moved the minor site plan modification to the Haight Brown Vineyard be approved with the following site modifications:

1. A total of 16 arborvitae trees be maintained in front of the property as shown on the plan;
2. A 9 shrub barrier be placed along the south property line replacing the arborvitae hedge shown on the previous approved plan;
3. The entrance and exit to the parking area be widened by 5 feet;
4. Future parking be shown to the north of the existing parking along the road;
5. Eliminate the four parking spaces opposite the entrance at the southeast corner of the existing parking area;
6. Highway Department to approve the flow of drainage off the property to town storm drains;
7. Addition of a six foot high stockade fence to the south side of the building as shown on submitted plan;
8. Applicant to submit applications for Driveway permit and Zoning permit;
9. Location of band for special event be shown on plan;
10. New site plan showing details as agreed be submitted to the Land Use Office, including the designated Band location.

The motion was seconded by D. Pavlick and the vote was unanimous.

**Forman School 54 Norfolk Rd. 10/21/13**  
**Modification to Special Exception Site Plan to convert existing barn to dormitory and staff housing for educational institution.**

Commissioner Dave Pavlick recused himself due to his relationship with the Forman School and left the room at 7:55.

Atty. Robert D'Andrea presented the site plan for the conversion of the barn to two apartments for faculty housing on the upper level and six dormitory rooms on the first level. The Commission requested parking be shown more clearly on the site plan along with the sidewalk to Dobbins house. It was suggested a narrative be submitted with the application containing a statement as to vehicular access and waste management. Also required for the public hearing will be sewer, water and fire safety approvals. The public hearing was scheduled for 11/18/13 at 7pm at the Land Use office in Bantam.

David Pavlick resumed his seat and the commission took a 5 minute break at 8:15 p.m.

**Regular Meeting**

**Application Proposal Submission of Technical Information concerning Proposal to Construct a New Wireless Telecommunications Facility at 469 Bantam Road in the Town of Litchfield.**

Dennis Tobin stated nothing new had been received regarding the proposal and commission members noted with White Memorial's rejection of the plan, it didn't appear possible for it to go forward. Tom Waterhouse suggested commission members think about possible sites for towers as there will be a continued demand for the technology.

**Old Business:** None

**New Business:** None

**Possible Executive Session to discuss pending Litigation:** None

**Correspondence:** Survey and letter from NWCOG dated Oct. 4, 2013. The survey was completed by the commission.

**Motion:** Dave Pavlick moved to adjourn at 8:43 p.m. Peter Losee seconded the motion. All voted aye and the motion carried.

  
Litchfield Planning and Zoning Commission

Date 11/19/13