

MEETING MINUTES
SPECIAL JOINT MEETING OF THE LITCHFIELD BOARD OF SELECTMEN AND
PLANNING & ZONING
MONDAY, DECEMBER 01, 2025 ~ 7:00 P.M.
IN-PERSON AT BANTAM ANNEX, 80 DOYLE RD., BANTAM, CT AND
REMOTE MEETING BY LIVE INTERNET VIDEO STREAM AND TELEPHONE

Call to Order First Selectman Denise Raap called the joint meeting of the Town of Litchfield Planning and Zoning and Board of Selectmen to order at 7:01 p.m. Selectmen present were Dan Morosani, Jeff Zullo, and First Selectman Denise Raap. Selectman John Bongiorno entered the meeting at 7:12 p.m. Selectman Jodiann Tenney was absent. Planning and Zoning regular members present were Chairman Carol Bramley, Stephen Simonin, Peter Losee, Matthew Eucalitto, Coleby Bunnell, Georgia Fuessenich and Robert Lupo, alternate members present were Stephen Healy, Denise Correia, and Roland Greenwood Jr. Also present was Planning & Zoning consulting planner Savannah-Nicole Villalba.

Connecticut House Bill-8002, An Act Concerning Housing Growth Discussion S.N. Villalba stated that H.B.-8002 requires the Council of Governments (COG) to develop a plan that municipalities can adopt. She explained that Northwest Hills COG (NHCOG) will provide an estimate of the affordable housing LItchfield should develop based on its analysis. She, Land Use Administrator Spencer Musselman and C. Bramley would then assess whether that estimate is achievable. She noted that the NHCOG plan is due June 1, 2028. She explained that the State will allocate a number of affordable housing units to each COG, which will then make further allocations to the towns within the COG. She emphasized that affordable housing is generally encouraged near transit and job clusters, while also protecting open space. S.N. Villalba clarified that the COG is expected to identify developable land and recommend policies that make sense for each municipality. C. Bramley stated that the current affordable housing plan calls for the Town to develop 30 units by 2027, of which 16 are already applicable. C. Bramley stressed the importance of NHCOG understanding municipal needs such as land mass, topography, inland wetlands, soil conditions and how the Town's ability to support higher-density development. J. Zullo expressed his concern with the Town's infrastructural constraints like sewer and water. S.N. Villalba added that she is working with a group to prepare a summary of H.B.-8002, which will clarify expectations and outline the steps municipalities must take. She noted that this summary is expected to be released at the beginning of the new year.

Adjournment Motion: J. Zullo motioned to adjourn the meeting at 8:24 p.m. D. Morosani seconded the motion, all voted aye and the motion passed.


Denise Raap, First Selectman