

LITCHFIELD PLANNING AND ZONING COMMISSION

MEETING AGENDA

Monday July 21, 2025, 7:00 p.m.

Town Hall Annex, 80 Doyle Rd. Bantam

In Person Meeting

1. Call to Order - Appointment of Alternates

2. Commissioner's Requests

Public Hearings

3. Proposed Housing Amendments: a. **Litchfield Residence and Commerce Districts**, Sections 1. and 2., for consolidation of terms for types of multifamily housing; b. amend/update **Section 5, Specific Standards and Requirements**, Sections 5.3 and 5.22.; c. **Glossary of Terms and Phrases** - update Multi-family dwelling definition.

4. Proposed amendments to Section 6.6 - Permits, Approvals, and Exceptions for new standards for Access Management and Landscaping to be added: a. to Sec. 6.6. Special Exceptions and b. Sec. 6.7. Site Plan Review and Approval; c. modify language for Minor Site Plan.

Application Receptions

5. 176 East Street / 64 Wells Run - Litchfield Housing Authority - Special Exception / Site Plan for an 8-unit affordable housing development. Two buildings with 4-units each are proposed along with the construction of a new 16-space parking lot. MBL#'s 219-038-50A & 219-038-48A. Received 7/21/25.

6. 663 Maple Street - Del Prete - Special Exception for an accessory apartment in the LR district. MBL# 154-069-09G. Received 7/21/25.

7. 73 North Street - Cowell - Special Exception for the creation of a 4.23 acre interior lot in the HR-30 district. (Existing lot to be reduced from 6.55 acres to 1.95 acres) MBL# 206-046-078. Received 7/21/25.

8. 187 Chestnut Hill Road - Sarris - Site Plan for the installation of a ground-mounted solar array in the RR district. MBL# 069-042-16C. Received 7/21/25.

9. 16 Harris Road - Litchfield Ford - Site Plan for the construction of a new 20-space parking lot. MBL#085-059-018. Received 7/21/25.

10. Commission discussion/instruction – preparation for meetings, required ongoing education.

11. Any other Business

12. Approval of Minutes - June 16th, 2025.

13. Correspondence

14. Adjournment

Carol Bramley, Chairman

7/17/25