

LITCHFIELD PLANNING AND ZONING COMMISSION

MEETING AGENDA

Monday September 15, 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

3. Public Hearings

- a. 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.
- b. 33 West Street – Cobblestone Properties – Special exception** for residential use within a business building in the HTC district. MBL# 206-047-027. Received 8/18/25.
- c. 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 the construction of a new 16-space parking lot. MBL#'s 219-038-50A & 219-038-48A. Received 7/21/25.

4. Application Considerations

- a. 16 Harris Road – Litchfield Ford – Site Plan** for the construction of a new 20-space parking lot in the C-202 district. MBL# 085-059-018. Received 7/21/25.
- b. 373 East Litchfield Road – Moritz – Subdivision** for the creation of a 2-acre parcel in the RR district. MBL# 111-001-006. Received 7/21/25.

5. Application Receptions

- a. 199 Chestnut Hill Road – Levesque – Site Plan** for the installation of a ground mounted solar array in the RR district. MBL# 069-042-16D.

6. Land Use Administrator's Report

7. Approval of Minutes – September 2, 2025.

8. Correspondence

9. Adjournment

Carol Bramley, Chairman

9/11/25