

LITCHFIELD PLANNING AND ZONING COMMISSION

MEETING AGENDA

Monday October 20, 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. 199 Chestnut Hill Road – Levesque** – Special Exception for the installation of a ground mounted solar array in the RR district. MBL# 069-042-16D. Received 9/15/25
- c. 16 South Street – Litchfield Preservation Limited Partnership** – Special exception for residential use within a business building in the HTC district. MBL# 206-047-014. Received 10/6/25.

4. Application Considerations

- a. 315 North Shore Road – JRD Properties** – Site Plan for the construction of a 60' x 150' contractor shop and storage facility in the C-202 district. MBL# 206-47f-018. Received 9/15/25.
- b. Proposed housing amendments** – to include consolidation of terms for types of multifamily housing Sec. 1-2, updating / clarification of Sec 5.3 and 5.22 and new standards for Access Management and Landscaping Sec. 6.7.
- c. Proposed amendments to Sec. 6 – “Permits, Approvals, and Exceptions”** – for modifications to Site Plan and Special Exception approvals.

5. Application Receptions

- a. 244 North Shore Road – Town of Litchfield** – Site plan modification for the construction of a 20' x 30' timber frame pavilion and new 16-space parking lot. Application received IWC and ZBA approvals on 7/9/25 & 9/9/25 respectively. MBL# 064-060-005.

6. Other Business

a. Planning Discussion

7. Land Use Administrator's Report

8. Approval of Minutes – October 6, 2025.

9. Correspondence

10. Adjournment

Carol Bramley, Chairman

10/16/25