

# LITCHFIELD PLANNING AND ZONING COMMISSION

## MEETING MOTIONS

**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**

C. Bramley called the meeting to order at 7:00 pm.

Members Present: C. Bramley, P. Losee, J. Cox, S. Simonin, M. Eucalitto, R. Lupo (A), C. Bunnell (A - 7:13 pm.), Land Use Administrator S. Musselman.

Members Absent: P. Dauten, B. Gibney, G. Fuessenich.

Appointment of Alternates: R. Lupo, C. Bunnell.

### **2. Commissioner's Requests**

P. Losee moved to add an item #5b: 315 North Shore Road – JRD Properties – Site plan for a 60' x 150' contractor shop and storage facility. MBL# 206-47f-018. R. Lupo seconded and the motion to add item #5b to the agenda carried unanimously.

### **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.**

C. Bramley read a 45-day extension letter from Attorney Mortelliti, dated 9/15, into the record and the hearing was continued to the 10/6 meeting.

- 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.**

J. Cox moved to close the public hearing. S. Simonin seconded and the motion to close the hearing carried unanimously.

S. Simonin moved to approve the special exception for residential use within a business building at 33 West Street. M. Eucalitto seconded and the motion to approve carried unanimously.

- 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.**

With no further public comment J. Cox moved to close the public hearing. S. Simonin seconded and the motion to close the hearing carried unanimously.

Discussion and action on the application was continued to the 10/6 meeting to allow time for S. Musselman and Attorney Byrne to draft the motions.

#### **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.

A 35-day extension letter was submitted from R. Wolff and discussion on the application was continued to the 10/6 meeting.

- 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.

Given the 65-day timeframe in which to set a public hearing would expire before the next meeting on 10/6 and with no one present for the application to grant an extension S. Simonin moved to deny the application without prejudice. P. Losee seconded and the motion to deny carried unanimously.

#### **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.

After consultation with the applicant during a site visit on 9/12 S. Musselman determined that a special exception would be necessary as the total height of the array would exceed 15'.

J. Cox moved to set a public hearing for the ground-mounted solar special exception application for 10/6. R. Lupo seconded and the motion to set the hearing carried unanimously.

- b. 315 North Shore Road – JRD Properties** – Site plan for a 60' x 150' contractor shop and storage facility. MBL# 206-47f-018. Received 9/15/25.

Application was received and discussion was continued to the 10/20 meeting.

#### **6. Land Use Administrator's Report**

S. Musselman gave an update on the Litchfield Hills Spa temporary structure and that they would come before the PZC on 10/6 with a preliminary discussion of a site re-development plan.

#### **7. Approval of Minutes – September 2, 2025.**

S. Simonin moved to approve the 9/2 minutes. P. Losee seconded and the motion to approve the minutes carried unanimously except for M. Eucalitto who abstained.

#### **8. Correspondence:** None.

#### **9. Adjournment**

S. Simonin moved to adjourn at 9:02 pm. C. Bunnell seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

April Blasavage,  
Land Use Administrative Assistant