

**LITCHFIELD PLANNING AND ZONING COMMISSION**  
**MEETING MINUTES**  
**Monday December 1, 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 p.m. and took attendance

Members Present: C. Bramley, P. Losee, C. Bunnell, R. Lupo, G. Fuessenich, M. Eucalitto, S. Simonin, R. Greenwood, D. Correia, S. Healy; LUA S. Musselman.

Members Absent: None.

Also Present: First Selectman Denise Raap and Selectmen Jeff Zullo, Dan Morosani & John Bongiorno, Planner S. Villalba.

Appointment of Alternates: None.

**2. Commissioner's Requests:** None.

**3. Planning Meeting:** *Introduce consulting planner Savannah-Nicole Villalba*

C. Bramley explained to the new members that the first meeting of the month is scheduled to be a planning meeting and introduced consulting planner Savannah-Nicole Villalba

**a. Discussion with the Board of Selectmen re: HB-8002**

Present for the discussion was S. Villalba, First Selectman D. Raap; and Selectmen Jeff Zullo, Dan Morosani, and J. Bongiorno. The Commission and the Board of Selectmen discussed HB-8002 that was recently passed by the legislature and signed into law by Governor Lamont. Of focus was the new requirement that municipalities cannot enforce minimum parking requirements for residential developments with 16-units or less. Both the PZC and the BOS expressed concern for public safety with this provision. However, given that Litchfield does not have large scale transit infrastructure the construction of a residential development without dedicated parking would likely not make sense considering the town's existing pattern of development. Also discussed were the additional responsibility given to the COGs to establish Regional Housing Growth Plans and the optionality for municipalities to opt in to this plan or establish their own. J. Zullo inquired as to when these plans would have to be completed. S. Villalba responded that Litchfield will have to opt in to the NHCOG Regional Housing Growth Plan or establish its own before 6/1/28.

New infrastructure funding opportunities were also discussed along with updated paths to achieving 8-30g moratoriums. S. Villalba stated that all the Connecticut COGs are currently drafting a summary of HB-8002 and that she will share with the town once completed in December or January. Planning and budgeting for the forthcoming POCD process was also discussed after conversation on HB-8002 wrapped up. C. Bramley expressed the need for the town to have a collaborative and meaningful POCD update for 2027 and that a strong budget will be needed to accomplish this.

**b. Planning priority plan discussion**

S. Villalba gave an overview of Tasks #1-4 of the Town Priority Implementation Plan. Task #'s 1 & 2 will be her first focus to implement along with S. Musselman to revamp all land use forms and permitting processes. Task #'s 3 & 4 are centered around 8-30g education and Commissioner training. S. Musselman and S. Villalba coordinated a FOIA training that is scheduled for February 17 @ 6 p.m.

**4. Other Business**

**a. Election of Officers**

R. Lupo nominated C. Bramley for Chair and P. Losee seconded. With no other nominations the regular members voted unanimously to re-elect C. Bramley as chair.

M. Eucalitto nominated P. Losee for Vice Chair and R. Lupo seconded. With no other nominations the regular members voted unanimously to re-elect P. Losee as vice chair.

**b. Bylaw Review**

The Commission reviewed the bylaws and no action was taken.

**5. Land Use Administrator's Report: None.**

**6. Approval of Minutes – November 17, 2025.**

S. Simonin moved to approve the 11/17/25 minutes. P. Losee seconded and the motion to approve carried unanimously.

**7. Correspondence: None.**

**8. Adjournment**

S. Simonin moved to adjourn at 8:48 p.m. C. Bunnell seconded and the motion to adjourn carried unanimously.

Respectfully submitted,

April Blasavage,  
Land Use Administrative Assistant