

MINUTES
LITCHFIELD PLANNING AND ZONING COMMISSION
Monday, February 2, 2026, 7:00 pm
Town Hall Annex, 80 Doyle Rd. Bantam
In Person Meeting

1. Call to Order – Appointment if Alternates

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

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

Members Absent: M. Eucalitto.

Appointment of Alternates: R. Greenwood.

2. Commissioner Requests: None

Public Hearings

3. 64 Naser Road – Cruz – Special Exception for an accessory apartment in the RR District.
MBL# 091-014-10A. Application accepted 12/15/25.

The legal notice of the hearing was read into the record and the neighbor notification receipts were confirmed. In the file are: ZBA approval for accessory apartment to be in front of the house, Building Inspector approval of access/egress to 2nd floor apartment, comment from IWC no wetlands review/permit required, FM comment of no review required for residential accessory apartments and TAHD email regarding issue with septic connection. The septic connection for the apartment will connect to the main septic line for the house. Merging the two septic lines requires engineered plan for the connection before TAHD and the State can approve. V. Cruz has been in contact with Brandon Jacques at TAHD regarding the issue. V. Cruz's engineering firm, Civil 1, is working on providing the engineering plans as required. With no member of the public present to speak to the application, the hearing was continued to 02/17/2026.

Application Receptions

4. 11 Gate Post Lane - Cantoni - Proposed Accessory Apartment in Accessory Structure in RR District. MBL# 040-081-06M. Application accepted 02/02/26. Set PH for 3/2/26.

Engineer Gary Giordano was present for the application. The proposal is to gain approval of a garage with accessory approval. It was confirmed no house currently exists on the property. The garage apartment can not be reviewed by the commission until the house is built. The application will come back to the commission after the house is constructed.

5. 607 Bantam Road - View Point Enterprises - Proposed minor Site Plan Modification for the addition of a 36' x 36' patio display area. MBL# 085-059-011.

The patio addition is located in the front of the building adjacent to View Point's office space. The patio is to the east of the last section of parking. The purpose is to create an outdoor showroom and intended for display of custom furnishings suitable for patio use. A pergola is proposed as shown in submitted drawings/photos along with a grille and other elements that

would be used in an outdoor patio. Furniture will be brought indoors in the winter and elements made for outdoor use will remain outside, such as the grille and pergola. The intent is to use the showroom for small events where architects and contractors are invited. Parking for the events would be in the lower parking lot with guests walking through to the front door access to the patio. Lighting was questioned and no lighting was proposed. The application received DRAC approval on 01/28/26. Motion to approve the minor site plan modification was made by C. Bunnell, seconded by G. Fuessenich and unanimously carried.

6. 352 Bantam Lake Road - Basti - Special Exception for a Home Occupation/ Wellness Center in the RR District. MBL# 164-073-59A. Application accepted 02/02/26. Set PH for 3/2/26.

The subject residential building is a converted 1895 barn with living quarters on the second level. The previous owner received a traditional Home Enterprise zoning permit in the 1980's for an Art Gallery located on a portion of the first floor. The applicant was given the impression that the conversion of the gallery space to a Wellness Center was permissible under Litchfield's zoning regulations. No zoning permit for the change of use from Home Occupation to business use has been found in Land Use office records. Building permits for the renovation of the former gallery space were issued by the Building Official. The former Home Occupation required no employees and no additional parking, maintaining the residential appearance of the neighborhood.

After C. Bramley reviewed the space with N. Basti, it was suggested the only possible category in the regulations that fit her business could be as a "Home Occupation" and the application was submitted. The description of the intended use provided by N. Basti for the meeting was reviewed and included a statement describing the business, noting there would be three staff for the business. Home Occupation regulations only permits one outside employee. The three employees for the Wellness Center would require additional parking beyond the former use with the only possible location in the front of the building. The intent of the regulation is to allow a property owner some business use in residential zones while protecting the residential nature of the neighborhood. Commission members stated N. Basti's proposed use of the former gallery space no longer fit the Home Occupation requirements in the regulations. Commission members questioned how both N. Basti's real estate broker and attorney led her to believe office use was permissible in a residential zone. With Commission members stating they could not approve the proposal as it did not comply with the zoning regulations. N. Basti withdrew the application.

7. Other business – Pre-application discussion - Moose Creek Lodge & Cabins, property located on Milton Road. MBL# 106-048-003.

Vice-Chair P. Losee led the discussion with M. Peloquin regarding Moose Creek Lodge as possible development on property located on Milton Road. A preliminary rendering of a possible project was reviewed by the Commission and included a 60-room lodge, 64 duplex units, saloon, swimming pool, pickle ball court and ice-skating rink. M. Peloquin stated the project would add to the grand list and was similar to the two new hotels in town like the Country Inn/Restaurant regulation. M. Peloquin noted his civil engineer had tweaked the plan and more information could be provided. No renderings of the cottages were included but could be provided. P. Losee asked whether the water company could supply enough pressure and volume for the project. M. Peloquin stated they could. Commission members reviewed the materials provided. General discussion ended.

Planning Meeting

8. Section 5.21 Non-residential buildings in Residential Zones

There was discussion of Section 5.21 of the regulations that provides for the requirement for an increased setback on residential properties for accessory, non-residential structures over 4,000 sq. ft. in size. With recent development of large sized accessory buildings located in close proximity to much smaller residential structures and the impact on the streetscape. It was suggested the commission consider decreasing the size of accessory structures before the additional setback requirements kick in. Commission members agreed 4,000 should be decreased to 2,300 sq. ft. The additional setback requirement adds 25' to each 1,000 sq ft or portion thereof. **Motion to amend Section 5.21.3 to read “Each non-residential building with a building footprint in excess of 2,500 (delete 4,000) square feet shall be setback from the front, side and rear Lot Line by the distance required for the front, side and rear yard for the district in which the building is located, plus an additional 25 feet from the front, side and rear yard line for each 1,000 square feet or fraction thereof, of building footprint in excess of 2, 500 square feet”** was made by S. Simonin, seconded by C. Bunnell and unanimously carried. The amendment will go to public hearing on 02/17/2026.

9. Section 6.1 Zoning Enforcement Officer

S. Healy was asked by the Chair to look at Section 6.1 of the zoning regulations, Zoning Enforcement Officer, to see if there are changes or additions that could be added to better clarify the relationship between the Commission and the appointed ZEO as we transition to someone new. A draft proposal for possible changes was shared with Commissioners for review. The draft was created prior to the posting of the job description for a new Land Use Administrator/ZEO and it was felt the regulation and the job description needed to be consistent. Commissioners were asked to review Section 6.1., the proposed changes and the job description posted on the Town website for further discussion at another meeting.

10. Section 5.2 Accessory Apartments

With the time getting late, discussion of Accessory Apartments were deferred.

11. Any Other business – None.

12. Approval of Minutes – 1/20/2026 meeting

Motion to approve the minutes of 01/20/26 was made by S. Simonin, seconded by C. Bunnell and unanimously carried.

13. Correspondence - Attorney Byrne quarterly newsletter

14. Adjournment

Motion to adjourn at 8:55 pm was made by S. Simonin, seconded C. Bunnell and unanimously carried.

Carol Bramley, Chairman

Date