

# LITCHFIELD PLANNING AND ZONING COMMISSION

## MEETING MINUTES

Monday March 16, 2026 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, C. Bunnell, D. Correia; M. Eucalitto, G. Fuessenich, R. Greenwood, S. Healy, P. Losee, R. Lupo, S. Simonin.

Members Absent: None.

Appointment of Alternates: None.

### 2. Commissioner Requests

None.

## Public Hearings

3. **64 Naser Road – Cruz –Special Exception Sec. 5.2. Accessory Apartment in the RR District.** MBL# 091-014-10A. Application received 12/15/26. Set PH for 2/2/2026, Continued to 3/16/26.

The continued public hearing is still open but no one was present for the application. V. Cruz was granted a requested 30-day extension at the 03/02 meeting. Chairman Bramley spoke with V. Cruz today. The engineered plans for the septic connection between the new structure and the main house has not yet been completed. With the recently melted snow, it is hoped Civil 1 will be able to get the engineering done by the 04/06 meeting. The next meeting is within the 30-day extension, however another 30 day extension may be needed. Attorney Byrnes will be consulted for confirmation as to the maximum number of days allowed under the statute if additional extensions are needed.

4. **34 Scenic View Drive – Knize – Special Exception Sec. 5.2. Accessory Apartment in the RR District.** MBL# 238-008-23M. Application accepted 3/2/26.

Chairman Bramley read the legal notice published in the Waterbury Republican on 03/06 and 03/09. P. Losee confirmed the postal certificate of mailing coincided with the Assessor's list. W. Knize and owners V. Knize & L. Pimentel were present for the application. They recently discovered their subdivision, created in 1988, contained a Declaration of Covenants that prohibits stand-alone accessory dwellings. Applicants would like to work with their neighbors and plans have been modified. A 1,000 sf Clotter Farm accessory structure will be constructed on site, attached to the rear of the existing house and be connected by an L shaped breezeway. Engineer J. Green is expected to have new house plans soon. B. Jaques at TAHD was informed of revisions and is reviewing for approval. The existing house has a three-car garage and there is sufficient parking within the driveway. Chairman Bramley stated the zoning regulations for accessory apartments includes provisions requiring the owner to live on the property. The accessory apartment approval will be null and void once the owner does not reside on property. The Commission requested to see the Clotter Farms plans.

Public Comment - Neighbors B. McLeod, E. Lasky and R. Spierto inquired about the ADU location and reviewed the site plan. R. Spierto resides at 52 Scenic View Drive and was concerned about water runoff and flooding during construction. While the Knize's house was

being constructed in 2003, there was a problem with water runoff flooding his property. The Commission asked for a comment from Engineer J. Green regarding this concern. With no additional comments from the public or the Commission, the application is continued until the 04/06 meeting.

### **Application Acceptance**

#### **5. 39 McBride Road – Lorusso - Special Exception Sec. 5.18. Shop and Storage in the RR District.** MLB# 025-027-03A. App. Received 3/16/26.

Owner D. Lorusso was present for the application. He currently runs his business out of Thomaston and would like to move it to the 17.5-acre property at his home. Proposal is for the construction of a dairy barn style 40' x 72' garage and 24' x 36' shed. Applicant is aware 1,998 sf is the maximum shop and storage space allowed based on the habitable square footage of the residence. Additional garage and shed space will be for personal storage. Garage will have one large open room per floor and be used to store a dump truck, pickup truck, a mini excavator, saws and tools for his drainage business. Applicant will need to provide a diagram of shop & storage space used within the garage and shed, a detailed description of business activities, employees and hours of operation. Even though there will be no plumbing within the new structures, application will still require TAHD approval.

**Motion:** C. Bunnell moved to set a public hearing for a Special Exception Sec. 5.18 Shop and Storage in the RR District for 04/06, M. Eucalitto seconded and approval was unanimously carried.

#### **6. Zoning Violations**

The owner of 31 and 58 Mc Bride submitted zoning permits for two structures at each location.

In 2019, the owners of 87 West Morris Road applied for a building permit to construct a new house and two car garage. Due to the astronomical rise in construction costs in 2020, only the house was constructed. Zoning permits are only valid for one year and the garage permit expired. A zoning permit was issued for a two-car garage (with no living space) in 2021. There was an oversight between the Zoning and Building Departments. The property received a Building permit for a three-car garage with an ADU which requires a Sp. Ex. Permit from P&Z. The error was discovered when owners recently applied for a lean-to addition to the garage. An application for the unpermitted ADU is expected for the next agenda.

DRAC applications are required for the recently installed LED lighting at 199 West Street, for lighting and installed columns at Lost Fox Inn and for the two *Welcome to Bantam* signs located in Litchfield and within the DOT take line.

#### **7. Any Other business**

The Zoning Admin received an email with a letter of permission for an 8' x 20' stand-alone recycling station to be located in the Stop & Shop parking lot. There are no current provisions for permitting. There is also a large recycling center 1.5 miles away. If pursued by the company, the proposal would require a site plan modification.

The annual bill for Attorney Bryne's quarterly newsletter was received.

**Motion:** S. Simonin moved to pay the \$165 newsletter bill, P. Losee seconded and approval was unanimous.

## **8. Approval of Minutes – 3/2/26 meeting**

**Motion:** S. Simonin moved to approve the 03/02 minutes, C. Bunnell seconded and approval was unanimous. Both M. Eucalitto and P. Losee did not attend the previous meeting and abstained.

## **9. Correspondence**

A letter was received from M. Peloquin.  
The Conservation Commission would like to work with the PZC on the POCD.  
Commissioners received a list of concerning upcoming House and Senate bills designed to override local zoning sent by COST.

## **10. Executive Session**

**Motion:** C. Bunnell moved to go into executive session to discuss pending litigation at 8:08 pm, M. Eucalitto seconded and vote was unanimous. The Commission came out of executive session at 8:10 pm with no action taken.

## **11. Adjournment**

**Motion:** S. Simonin moved to adjourn at 8:11 pm, C. Bunnell seconded and vote was unanimous.

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Carol Bramley, Chairman

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Date