

LITCHFIELD PLANNING AND ZONING COMMISSION

MEETING MINUTES

Monday April 6, 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, M. Eucalitto, G. Fuessenich, S. Healy, R. Lupo, S. Simonin.

Members Absent: D. Correia, R. Greenwood, P. Losee.

Appointment of Alternates: S. Healy.

1. **Commissioner Requests**

Motion: M. Eucalitto moved to add a **6a. 87 West Morris Road – Yin / Kilburn -Special Exception Sec 5.2. Accessory Apartment in RR District** to the agenda, C. Bunnell seconded and vote for the addition was unanimous.

Public Hearings

1. **64 Naser Road – Cruz –Special Exception Sec. 5.2. Accessory apartment in the RR District.** MBL# 091-014-10A. Application received 12/15/26. PH opened 2/2/2026, Continued on 3/16/26 to 04/06/26.

The continued public hearing is still open. Owner V. Cruz was granted a 30-day extension at the 03/02/ meeting. The winter snow cover prevented and delayed the required engineered septic plans for the connection between the new structure and the main house from being completed. Application has not yet received TAHD sign off on the septic plans. Chairman Bramley suggested closing the hearing and voting on the application with a condition that TAHD sign off on the connection prior to issuing a zoning permit for the construction of the garage.

Motion: C. Bunnell moved to close the hearing at 7:06 pm, R. Lupo seconded and vote was unanimous. C. Bunnell moved to approve the application conditioned on no zoning or building permits will be issued for the garage or second floor accessory apartment until TAHD approval is received, R. Lupo seconded, there was no discussion and approval was unanimous.

1. **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. PH opened on 03/16/26. Continued to 04/06/26.

Hearing was continued from the 03/16/2026 meeting. Owners V. Knize & L. Pimentel were present for the application. At the previous meeting, it was discovered the 1988 subdivision contained a Declaration of Covenant that prohibits stand-alone accessory dwellings. Application has been modified to relocate the proposed accessory structure from directly behind the driveway to directly behind the existing house and to be connected with an L shaped breezeway. Plan modification was submitted to B. Jacques at TAHD but approval is still pending. The owners requested and were granted a 30-day extension. Application is continued to the 04/20 meeting.

1. **39 McBride Road – Lorusso - Special Exception Sec. 5.18. Shop and Storage in RR District.** MBL# 025-027-03A. Application received 3/16/26. PH opened 04/06/26.

Chairman Bramley read the legal notice published in the Waterbury Republican on 03/24 and 03/31/26. S. Healy confirmed the postal certificate of mailing coincided with the Assessor's list of neighbors. Owner D. Lorusso was present for the application and was assisted by Greg Wilson. D. Lorusso currently runs his drainage 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 14' x 36' shed. Maximum allowed shop and storage space is 1,998 sf and the additional space is for personal storage. The gambrel barn will be located on the northeast corner of the property 133' from the front setback and 86' from the side. A 30% elevation change will give the impression from McBride Road that barn is only one story. The business currently has one employee and will operate 7 am – 7 pm Monday – Saturday. The existing driveway is located between this property and 31 McBride Road to the south. Driveway will be expanded and continue behind the house with a new egress/ingress on the north side adjacent to 47 McBride Road. The PZC Commission requested a list and photos of the personal and commercial vehicles with the GVWs and how many daily trips each vehicle will do in/out of the property. A comment from the Inland Wetlands Commission is also required for the next meeting. Application's TAHD approval is still pending.

Public Comment – Eight neighbors expressed concerns with the application - K. Walser of 47 McBride, B Famigletti of 48 McBride, K. Odonnell of 57 McBride, E. McGregor of 21 McBride, M. Dunn of 18 McBride, R. Cook of 69 McBride, J. Hill of 57 McBride and F Stack of 31 and 58 McBride. Issues discussed were impact on Wetlands to the two ponds on the property, proposed new barn is similar in size to the main house, traffic created by new circular driveway, additional ingress/egress driveway activity, safety concerns for the many neighborhood children with the increased street traffic, noise from the 7 am – 7 pm Monday – Saturday commercial activity in the peaceful residential neighborhood, commercial deliveries of materials to business, questions on actual number of seasonal employees, what is recourse if shop and storage expands beyond limitations established by an approval and weight Commission gives to neighbors comments. Application is continued to the 04/20 meeting.

Application Reception

- 1. 18 Russell Street – Derwin – Special Exception from residential to Boutique Hotel in the C-202/HTC District, Site Plan Modification.** MBL# 196-47H-002. Application received 04/06/2026. Set PH for 04/20/26 or 05/04/2026.

Planner M. Connor and owner A. Derwin were present for the application. On 01/16/1996, post and beam structure was converted from a feed store to a residence. Application is to convert residence to a seven-unit boutique hotel. A proposed business narrative was submitted with the application. Hotel will not include a restaurant, bar, café or cocktail lounge and is not open to the general public.

Motion: C. Bunnell moved to set a public hearing for 05/04/26, M. Eucalitto seconded, there was no discussion and vote was unanimous.

- 6a. 87 West Morris Road – Yin / Kilburn -Special Exception Sec 5.2. Accessory Apartment in RR District.** MBL# 043-073-42A. Application received 04/06/26. Set PH for 4/20 or 05/04/26.

Owners Y. F. Yiu and L. Kilburn were present for the application. In 2019, property received Zoning and Building permits to construct a house and a detached two car garage. House was completed in 2020 but due to the rising cost of building materials, the garage was postponed and both permits expired. In 2021, a Building permit was inadvertently issued for a detached three

car with a studio on the second floor. Through no fault of the owners, the requirement for a new Zoning permit for the garage and a Special Exception permit for the apartment was overlooked. The three-car garage with a second-floor accessory apartment was constructed in 2022. The applicants recently applied for a lean-to addition to the back of the garage and the oversight was discovered. In order to rectify the department's after the fact error and bring the property into Zoning compliance, the owners graciously agreed to submit this application. Owners have TAHD approval from 2021 and will submit it prior to the hearing.

Motion: C. Bunnell moved to set the public hearing for 04/20, G. Fuessenich seconded and vote was unanimous.

2. Zoning Violations

Chairman Bramley is still working on bringing the exterior lighting installed on the 199 West Street gas station into compliance. First Selectman D. Raap asked Chairman Bramley to investigate a Route 254 property. Business is going through bankruptcy and property is to be auctioned off soon. DOT has been asked for a comment on the situation.

3. Other business

The Land Use Administrator position has been vacant since 01/16/2026. Dr. D. Tobin was expected to be reinstated to the position on 04/01 but has reconsidered and withdrew from the agreement. The position has since been reposted, with no deadline.

4. Approval of Minutes – 03/16/26 Meeting.

Motion: C. Bunnell moved to approve the 03/16 minutes, S. Simonin seconded and approval was unanimous.

10. Correspondence

Correspondence from M. Peloquin was submitted to the Commissioners. Packet included a FOIA inquiry for all invoices submitted from Attorney Byrne's office to the Land Use office regarding his pending Milton Road litigation with the town and the rate per hour Attorney Byrne's charges the department.

11. Adjournment

Motion: S. Simonin moved to adjourn at 8:43 pm, C. Bunnell seconded and vote was unanimous.

Carol Bramley, Chairman

Date