

**LITCHFIELD PLANNING AND ZONING COMMISSION  
MEETING MINUTES**

**April 20, 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, G. Fuessenich, R. Greenwood, P. Losee., R. Lupo, S. Simonin.

Members Absent: M. Eucalitto, S. Healy.

Appointment of Alternates: R. Greenwood.

**2. Commissioner Requests**

None.

**Public Hearings**

**3. 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. PH 4/20/26.**

Chairman Bramley explained the format for the hearings. Legal notice published in the Waterbury Republican on 04/10 and 04/13 was read into the record. Owners Y. F. Yiu and L. Kilburn were present for the application. Letters were sent to the neighbors but the assessor's list, the certificate of mailing and postal receipt were not brought to the meeting. Hearing couldn't be opened without postal verification. If documents are not produced during the meeting, application will have to be continued until the 05/04 meeting. The Chair asked whether there was anyone in the public that attended to speak to the application. No one responded.

**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. PH opened 03/16/26, continued to 04/20/26.**

The hearing was continued from the 04/06/2026 meeting. W. Knize and owner V. Knize were present for the application. Contractor M. Abbott had submitted to the Land Use office amended drawings of the ADU behind the main house, connected by an open breezeway.

Modified plans were given to TAHD but B. Jacques has not provided the applicants with an updated approval. IWC confirmed application does not require Wetlands.

Public Comment - R. Spierto of 52 Scenic View Drive submitted an email to the Land Use office expressing concern with ADU construction producing excess water runoff on to his property or possibly compromising his septic system. Commissioner Lupo noted there is about a 10' variation in elevation between the adjoining properties. Chairman Bramley suggested the applicant see if TAHD had a comment. W. Knize stated B. Jacques at TAHD has previously

informed her that neighbors may call him directly with questions regarding this application. With TAHD approval still pending, application is continued to 05/04.

**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. PH opened 4/6/26.

Hearing was continued from the 04/06/2026 meeting. Owner D. Lorusso was present for the application and was assisted by Greg Wilson and Attorney Michael McVerry. Chairman Bramley stated the Special Exception Shop and Storage approval gets filed on the Land Records and must be specific. The Commission wants a revised, corrected narrative of the proposed operation of the business including all personal and commercial vehicles and vehicle egress/ingress movements on the property during a workday. With too many unanswered questions, the application will be continued to the next meeting.

Public Comment – R. Cook of 69 McBride inquired as to where all the trucks and construction equipment used for the seasonal business would be stored during the winter. B. Famigletti of 48 McBride noted the applicant has excellent review on Yelp and FB but also wondered where the many company/personal vehicles from the online photos and Tax Collectors grand lists for Thomaston and Litchfield would be stored. E. Siemon of 97 McBride was concerned with diesel trucks running for long time periods in the residential neighborhood. N. Musoke of 65 McBride stated increased traffic would create safety issues. R. McGregor of 21 McBride noted proposed barn is two times the size of his house. W. Cook of 69 McBride reiterated barn is three times larger than many neighboring homes. A. King Of 65 McBride does not want a commercial business to take the pride and love from the neighborhood. R. Siemon of 97 McBride wants to know what happens if the business expands. Chairman Bramley read the names and dates of nine letters/emails submitted from four neighboring properties to the Land Use office. Two members of the audience submitted additional letters.

Rebuttal - Attorney McVerry stated the Thomaston commercial property currently used by M. Lorusso is shared by five other construction companies. The proposed barn, built into the hillside, was designed to be less impactful and more align with neighboring structures. Chairman Bramley requested the complete list of personal and commercial vehicles, noting which vehicles are diesel. Application is continued to 05/04.

The Commission noticed the applicants for agenda item #3 had returned with the documents required to open their hearing. Commission consensus was that since no members of the public had been present for the application earlier in the meeting and the application is for an ADU that is in existence due to department error, the hearing for Item #3 was opened.

**3. 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. PH 4/20/26.

Simonin moved to continue with this application, R. Lupo second and vote was unanimous. The legal had been read earlier in the meeting, the owners submitted the previously requested documents, and the neighbor notifications were confirmed. Chairman Bramley open the hearing at 8:22 p.m. It was previously noted, the second-floor accessory apartment was

constructed within the detached garage in 2021. Due to a Building Department oversight, the ADU was allowed without receiving PZC Special Exception approval or a Zoning permit. Following a recent Zoning application to expand the storage area of the garage was submitted, the department error was discovered. Approval of this application will bring property into Zoning compliance. Owners provided the 2021 TAHD Permit to Discharge.

Public Comment – Again, no one from the public spoke for or against the application.

**Motions:** C. Bunnell moved to close the public hearing at 8:25 pm, P. Losee seconded and vote to close was unanimous.

## **6. Other Business**

Chairman Bramley suggested changing the structure of the Land Use Department staff, noting the need for a separate, part time ZEO.

Several members of the public insisted on stating questions regarding 31 McBride Road, despite not being an agenda item.

A DRAC application for the bright exterior lighting was sent to 199 West Street.

## **7. Approval of Minutes – 04/06/26 Meeting.**

**Motion:** S. Simonin moved to approve the 04/06 minutes, C. Bunnell seconded and approval by C. Bramley, C. Bunnell, G. Fuessenich, R. Lupo and S Simonin was unanimous. D. Correia, R. Greenwood, P. Losee did not attend the 04/06 meeting and abstained.

## **8. Correspondence**

Commissioners received correspondence from M. Peloquin.

## **9. Adjournment**

**Motion:** G. Fuessenich moved to adjourn at 8:42 pm, R. Greenwood seconded and vote was unanimous.

---

Carol Bramley, Chairman

---

Date