

LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MOTIONS
May 4, 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, D. Correia, M. Eucalitto, G. Fuessenich, S. Healy, P. Losee, S. Simonin (arrived at 7:04).

Members Absent: C. Bunnell, R. Greenwood, R. Lupo.

Appointment of Alternates: D. Correia, S. Healy.

2. Commissioner Requests

None.

Public Hearings

3. 34 Scenic View Drive – Knize – Special Exception Sec. 5.2. Accessory Apartment in the RR

District. MBL# 238-008-23M. Application received 3/2/26. PH opened 03/16/26, continued to 5/4/26.

Motion: S. Simonin moved to close the public hearing at 7:08 pm, P. Losee seconded and vote to close was unanimous.

Motion: M. Eucalitto moved to approve the Special Exception Accessory Apartment application, D. Correia seconded, there was no discussion and vote to approve was unanimous.

4. 39 McBride Road – Lorusso - Special Exception Sec. 5.18. Shop and Storage in the RR

District. MLB# 025-027-03A. Application received 3/16/26. PH opened 4/6/26, continued to 5/4/26.

Motion: P. Losee moved to close the public hearing at 7:59 pm, S. Simonin seconded and the vote to close was unanimous.

Motion: S. Simonin moved to deny the Special Exception application with the Litchfield Planning & Zoning Commission makes the following findings:

1. *The proposed Shop & Storage business is commercial in appearance and activity is not of a scale appropriate for a residential property and its immediate neighborhood;*
2. *The number and type of vehicles required for the business's operation will be highly disruptive in both noise and traffic and is not in harmony with the residential neighborhood;*
3. *The square footage in the proposed new accessory barn structure to house the Shop & Storage business exceeds the habitable floor area of the residence;*
4. *The level of activity associated with the business will have detrimental impact on the neighboring property values.*

Motion was seconded by P. Losee, there was no additional discussion and vote to deny by Commissioners C. Bramley, D. Correia, G. Fuessenich, P. Losee and S. Simonin was unanimous. M. Eucalitto and S. Healy did not attend the 04/20/26 hearing and abstained.

5. 18 Russell Street – Derwin – Special Exception Boutique Hotel in the HTC/C202 District. MBL# 196-47H-002. Application accepted 4/6/26. PH opened 5/4/26.

Motion: S. Simonin moved to close the public hearing at 8:24 pm, S. Healy seconded and vote to close was unanimous.

Motion: S. Simonin moved to approve the Special Exception Boutique Hotel application with the Litchfield Planning & Zoning Commission makes the following findings:

- 1. Hotel to operate as a small-scale lodging facility;*
- 2. Maximum stay 30 consecutive days;*
- 3. No restaurant, bar, café or cocktail lounge on premises;*
- 4. Not open to the general public;*
- 5. Parking Approval is subject to Attorney Byrne’s review and approval of the Access Easement with CL& P dba. Eversource Energy – LLR Volume 417, page 137-140.*

P. Losee seconded, there was no discussion and vote to approve was unanimous.

Application Acceptance

6. 284 Buell Road – Voghel – Special Exception Sec. 5.2. Accessory Apartment in the RR District. MLB #072-025-008. Application received 5/4/26. Set PH for 5/18/26.

Motion: M. Eucalitto moved to set the public hearing for 5/18/26, D. Correia seconded and hearing vote was unanimous.

7. 80 Whitehall Road – White Memorial – Minor Site Plan Modification for new Aviary in RR District. MLB #066-060-01F. Application accepted 5/4/26.

Motion: S. Simonin moved to approve the Minor Site Plan Modification for a new aviary application, P. Losee seconded and vote to approve was unanimous.

Action

8. 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 closed 4/20/26.

Motion: S. Simonin moved to approve the Special Exception Section 5.2 Accessory Apartment application, D. Correia seconded and vote to approve was unanimous.

9. Other Business

10. Approval of Minutes – 4/20/26 Meeting.

Motion: S. Simonin moved to approve the 04/20/26 minutes, P. Losee seconded and vote by Commissioners C. Bramley, D. Correia, G. Fuessenich, P. Losee and S. Simonin was unanimous. M. Eucalitto and S. Healy did not attend the 04/20/26 meeting and abstained.

11. Correspondence

12. Adjournment

Motion: S. Simonin moved to adjourn at 8:48 pm, P. Losee seconded and vote was unanimous.

Carol Bramley, Chairman

Date