

LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES
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.

Chairman Bramley explained the format for tonight's hearings.

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, continued to 5/4.

W. Knize and owner V. Knize were present for the application. When the hearing was opened on 3/16, it was discovered their 1988 subdivision included a Declaration of Covenant that prohibits stand-alone accessory dwellings. Application was continued to 4/6 so Engineer J. Green, Contractor M. Abbott and TAHD B. Jacques could amend ADU specifications requiring a breezeway connect to the main house. Modifications were not completed by the 4/6 meeting and a thirty-day extension was requested and granted. The TAHD reapproval was still not received for the 4/20 meeting and application was again continued. The application for a 1,000 sf Clotter Farm accessory structure to be constructed on site, attached at the rear of the existing house and connected by an L shaped breezeway received amended TAHD approval on 4/29. The owners reiterated, B. Jacques at TAHD extended permission for neighbors to contact him with any questions regarding this application.

Public Comment –Chairman Bramley spoke to the 52 Scenic Drive neighbor with the septic concerns from last month's meeting and noted neighbor is satisfied with TAHD approval. No one else was present to speak for or against the application.

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

Motions: M. Eucalitto moved to approve the Special Exception Sec. 5.2. Accessory Apartment application, D. Correia seconded, there was no discussion and vote 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.

Owner D. Lorusso and Attorney M. McVerry were present for the application. Application is continued from 4/6 and 4/20. At the previous meeting, the Commission requested 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.

As requested, a narrative was provided but list was incomplete and missing at least an equipment trailer. There continued to be a question related to the square footage used for the Shop & Storage meeting the regulations. The labeled Shop & Storage area appeared to exceed the square footage of the living area of the house.

Public Comment – No one spoke in favor of the application. Neighbors K. Odonnell of 57 McBride Road, K. Walser of 47 McBride Road, E. Siemon of 97 McBride Road, N. Musoke of 65 McBride, B. Famigletti of 48 McBride and W. Cook of 69 McBride spoke against the application.

Rebuttal – Attorney McVerry clarified Thomaston zoning issued discussed by W. Cook were from 2011 – 2016 and were not related to Mr. Lorusso. Owner noted business no longer does snowplowing and the only lawn mower is the same one used for his home.

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

Motions: S. Simonin moved to deny the Special Exception application with the Litchfield Planning & Zoning Commission making 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 with Commissioners C. Bramley, D. Correia, G. Fuessenich, P. Losee and S. Simonin voting to deny. 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.

Planner M. Connor and owner A. Derwin were present for the application. On 01/16/1996, the post and beam structure was converted from a feed store to a residence. Application is to convert

residence to a seven-unit boutique hotel. M. Connor read the business narrative submitted with

the application. There will be three guest rooms on the first floor and four on the second. Daily

operations will be managed 24/7 by a Guest Services Director with a response time of no more

than ten minutes. Housekeeping services will be provided daily by independent contractors. An

on-site caretaker will be responsible for routine maintenance, landscaping, snow removal, repairs and emergencies. Reservations are managed through an off-site service and hotel will not have a reservation desk or walk in bookings available in the lobby. Parking lot will have space for one employee and seven guest vehicles. Hotel will not include a restaurant, bar, café or cocktail lounge and is not open to the general public. However, the private kitchen located behind the lobby may occasionally provide light food, a limited continental breakfast or may be

accessed by an authorized catering service for delivery of prearranged meals. Other than the quiet arrival and departures of guests, there is no anticipated increase in noise, traffic or disruptions to the residential character of the neighborhood. Property easement from CL&P dba

Eversource Energy recorded on the U.S. Land Records on Volume 417; Page 137 was received.

Public Comment – Letters of support were received from A. Dranginis, E. Oneglia and the Executive Director of the Litchfield Land Trust, D. Birdsall. No one else spoke for or against the application.

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

Motions: 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.*

D. Correia 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.

Owner P. Voghel was present for the application. Property was purchased in 2025 by two generations of the Voghel family. A living space will be created for P. Voghel and her husband by converting the existing garage and few rooms on the first floor into an accessory apartment. Her daughter and son-in-law will reside in the rest of existing main house.

Motions: M. Eucalitto moved to set the public hearing for 5/18/26, P. Losee seconded and 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.

White Memorial Executive Director L. Hyder was present for the application. Existing 12' x 24' aviary was constructed in the late 1980s. New 12' x 30' structure will be completed prior to demolishing the existing owl and hawk habitat. New structure will only be a few feet from the current building and is located between the utility shed and museum. Building is 6' wider to allow for a center hallway between the two cages. Doors from habitats will open to vestibule instead of to the outside as existing now. Building will have electricity and a dry hydrant with water provided through a connection to the museum's basement. Floor of interior will be pervious pavers over crushed stone. Conceptual photos with a design by Earth Tones of Woodbury, CT were submitted.

Motions: 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.

Hearing was closed at the previous meeting but expected application approval was inadvertently omitted. The official application approval:

Motions: 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

State of CT towns are expected to adopt an extensive list of mandated House Bills on 7/1/26. In order to allow more time for towns to review, an extension is anticipated. The Land Use office may have a ZEO by the next meeting.

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

Motions: 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

Commissioners received correspondence from M. Peloquin.

12. Adjournment

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

unanimous.

Carol Bramley, Chairman

Date