

LITCHFIELD PLANNING AND ZONING COMMISSION

MEETING MINUTES

July 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, S. Healy, P. Losee, R. Lupo, S. Simonin.

Members Absent: M. Eucalitto,

Appointment of Alternates: R. Greenwood.

2. Commissioner Requests

Chairman Bramley stated Planner SN Villalba would not be in attendance and suggested the two applications for acceptance be reviewed first. A motion for the change in order, moving items 4 and 5 be addressed with item 3 to follow item 5.

Motion: S. Simonin moved to adjust the agenda order to review items 4 and 5 first, then item 3, C. Bunnell seconded, vote to change the order of the agenda was unanimous.

Chairman Bramley requested the addition of an Item 5a. to discuss a change in the legal counsel representing the Land Use department before returning to item 3.

Motion: C. Bunnell moved to add 5a. New Legal Representation to the agenda, R. Greenwood seconded and vote was unanimous.

Agenda proceeded to #s 4, 5 and 5a before returning to 3 at 7:26 pm.

Planning

3. Final review of Special Session PA 25-1. Set PH for 8/17/26.

Chairman Bramley stated Planner SN Villalba, Mountain Lauren Planning Collaborative resigned her part-time employment with the Town of Litchfield as of June 30 due to receipt of inappropriate, threatening correspondence at her home from Michael Peloquin, a member of the Litchfield public. As the PZC Planner, the Town does not insure part-time employees under the insurance that covers Commissioners and full-time staff. Her job included amending the Town of Litchfield Zoning Regulations to be compliant with legislation, PA 25-1 adopted in November 2026 and effective July 1, 2027. Chairman Bramley stated the harassment and threats contained in the correspondence led SN to the decision to terminate her relationship with the PZC and the Town of Litchfield. SN Vallalba's level of professionalism, expertise and organization provided an invaluable service to Litchfield's Land Use Department, the PZC Commission and the Community. While the circumstances surrounding her departure are regrettable, the situation and her decision is understandable.

In the absence of a planner, Chairman Bramley proceeded with reviewing the numerous pages of drafted amendments required by PA 25-1 throughout the zoning regulations needed to provide compliance with the new laws. There are areas of the amendments that

require further discussion. Commissioners felt they needed additional review time to feel adequately prepared to set a date for a public hearing. Commissioner Simonin also suggested requesting legal review of the amendment language. Commissioners will be emailed the full regulations as drafted with comments to better understand the purposed changes. Discussion will be continued to the next meeting on 8/17

Application Acceptance

- 4. 100 Hemlock Hill – Flint** – Farm use Special Exception Sec 5.21 Non-residential building over 2,500 sf in RR district. MBL # 156-062-05G. Received 7/20/26. If required, set PH for 8/17/26.

Owners Dr. A. & J. Flint were present for the application. There was discussion of the regulation to require a Special Exception for residential accessory structures over 2,500 sf, adopted as of 03/25/26 noting the purpose of the regulation is pushing large scale buildings, out of scale with the surrounding residential homes along the streetscape, further back on the property. Proposed 64' x 80' x 27' for the storage of agricultural farm equipment will be constructed with 12' x 80' open lean-to storage the length of both sides of the structure. The actual enclosed 40' x 80' area is 3,200 sf. With the 1,920 sf side overhangs, the total building footprint is 5,120 sf. The 17-acre property is an interior lot and the barn will be assembled +/- 600 ft from the road, 300 ft from the closest neighbors' houses and 95 feet from the nearest property line. Dr. Flint read into the record a statement of use for their agricultural barn and their efforts in locating the structure to harmoniously blend with the existing landscape. The Commission discussed the application of Sec. 5.21.3 as it would impact an interior lot already to the rear of road frontage properties. It was determined the extensive setback distance for this structure exceeds the requirements of the regulation and the proposed building's agricultural use warranted waiving the Special Exception requirement as the intent of the regulation has been met. Two letters of support were received from the abutting neighbors at 96 and 102 Hemlock Hill. Proposal received TAHD approval on 7/14/26.

Motion: S. Simonin moved to approve the Special Exception 64' x 80' x 27' agricultural barn to be constructed approximately 600' from the property line at the road, C. Bunnell seconded and approval vote was unanimous.

- 5. 1239 Bantam Road – Basti** - Special Exception Sec. 5.2 Accessory Apartment in the RR District. MLB #072-025-008. Application received 7/20/26. Set PH for 8/17/26.

Owner T. Basti was present for the application. Property received subdivision approval on 8/18/24. A condition of the approval included the requirement if the existing abandoned historic house constructed in 1800 and located within the front setback was ever to be restored and utilized, property would require a Special Exception ADU application. The 800 sf house has one bedroom and a small second floor balcony room under the eaves. Property has a newly constructed 2025 sf home on the other side of the driveway including a new well and septic. Application will require TAHD approval.

Motion: C. Bunnell moved to set the PH for the Special Exception ADU for the next meeting on 8/17, R. Lupo seconded and approval vote for the PH was unanimous.

5a. New Legal Representation

Due to the legislative changes passed related to multifamily development, it was determined the Commission would benefit from soliciting a large law firm with experience in

8-30g and multifamily development. It was felt additional depth of experience would benefit the town, complimenting the guidance we have already gained from Atty. Steve Byrne. An RFQ was published and two large firms submitted proposals. Vice Chairman Losee, Chairman Bramley and Land Use Administrator S. Macary conducted interviews and the firm of Halloran & Sage was selected.

Motion: P. Losee moved to retain Halloran & Sage of Hartford, R. Greenwood seconded and approval vote was unanimous.

Commission returned to Agenda item #3 at 7:26 pm before resuming with #6 at 8:26 pm.

6. Approval of Minutes – 6/15/26 Meeting.

Motion: S. Simonin moved to approve the 6/15 minutes, C. Bunnell seconded and approval vote was unanimous.

7. Correspondence

a. Three complaint letters were received and acknowledged for the record from neighbors of Lost Fox Inn, 571 Torrington Road. The issue addressed in the complaints has been reviewed numerous times and responded to without neighbor satisfaction. Chairman Bramley stated the complaint and all land use/zoning documentation regarding Lost Fox Inn will be sent to the new law firm for their additional review and comment, adding to Atty. Byrne's previous review and comment. Two members of the public and Lost Fox neighbors, T & C Murphy were not satisfied with Chairman Bramley's attempt to move on with the agenda and aggressively disrupted the meeting. Local reporter J. McKenna was in the audience and photographed the confrontation as police presence was requested by Commissioners.

b. Earlier in the day, Attorney P. Grimes requested an opportunity to discuss a 06/12/26 letter from Attorney Byrne regarding a Milton Road neighbor and Litchfield's Bed and Breakfast regulations. Attorney Grimes and the client were in attendance but left during agenda item 3 and well before the end of the meeting. S. Macary and Atty. Byrne have both addressed the matter with Atty. Grimes.

8. Other Business

None.

9. Executive Session - Litigation re: 315 North Shore Road.

Motion: P. Losee moved to go into executive session regarding pending litigation at 8:39 pm, R. Greenwood seconded and vote was unanimous. In addition to the nine Commissioners, ZEO S. Macary and Land Use Administrative Assistant A. Blasavage were in attendance. P. Losee moved to come out of executive session, with no action taken, at 8:40 pm, S. Simonin seconded and vote was unanimous.

10. Adjournment

Motion: P. Losee moved to adjourn at 8:40 pm, S. Simonin seconded and vote was unanimously carried

Carol Bramley, Chairman

Date