

LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES

August 17, 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, M. Eucalitto, G. Fuessenich, R. Greenwood, P. Losee, R. Lupo, S. Simonin (arrived at 7:02 pm).

Members Absent: S. Healy

Appointment of Alternates: D. Correia (unseated at 7:02 pm)

2. Commissioner Requests

None.

Public Hearing

3. 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. P. Losee confirmed the certificate of mailing postal receipts notifying the neighbors of today's hearing. Chairman Bramley read the legal notice published in the Waterbury Republican on 08/07 and 8/10. On 08/18/24, property received subdivision approval with the condition, if the existing abandoned historic house was ever to be restored and utilized, property would require a Special Exception ADU application. Constructed in 1800 and located within what is now the front setback, the 800-sf structure has one bedroom and a small second floor balcony room. TAHD approved a permit for a three-bedroom sewage disposal system on 07/02/24 and a new septic and well for a two-bedroom home on the property. TAHD has not been contacted yet regarding the ADU usage. Owner was informed he must reside on the property and of the additional conditions that must be met prior to the issuing a Zoning Permit for the ADU.

Public Comment – Neighbor K. Burns, from across the street, asked for clarification if ADU was in an existing or new structure and if there would be any other changes. (ADU is in existing 1800 house with no other changes.) No one else spoke for or against the application.

Motion: S. Simonin moved to close the public hearing at 7:14 pm, P. Losee seconded, there was no discussion and vote to close was unanimous. M. Eucalitto moved to approve the Special Exception Sec. 5.2 Accessory Apartment application with the following conditions:

- 1. TAHD approval to be submitted prior to the issuance of a Zoning Permit;*
- 2. Shared access to ADU with parking;*
- 3. No resubdivision can occur while the ADU is in the accessory structure;*
- 4. Owner must reside on the lot;*
- 5. Change in ownership of the property requires a written permit from the ZEO for lawful occupancy of the apartment verifying the owner resides on the property.*

Motion was seconded by C. Bunnell, there was no additional discussion and approval vote was unanimous.

Application Acceptance

4. 98 E. Litchfield Road – Lucas - Site Plan for storage business limited outdoor in the RC District. MBL# 111-001-013.

P. Healy of Hilltop Heavy Equipment submitted a letter of authorization from property owner J. Lucas, who was also in attendance. Lucas Paving operated from this address for many years. Proposal is for location to function as an overflow lot for storage of construction equipment and trailers for sale or rental from their Winsted and New Milford offices. This location will not be staffed and property is only expected to be accessed four to five times per week. Basic maintenance may occasional be performed within the 2,600 sq ft building. Site plan shows equipment will be stored around the site and alongside the existing building, with some areas screened from the road. The property deeds show a CL&P and a SNET easement. J. Lucas stated electric lines were rerouted to the public highway years ago but easements were never removed from the Land Records. Commissioner Eucalitto confirmed it is standard practice for utility company to not incur the expense and time to remove outdated easements. P. Healy confirmed no official surveys or records were filed with the town clerk's office. It was noted, the lack of official removal could pose liability for a future sale of the property. Location has a TAHD approved septic and a well but J. Lucas remarked water is non-potable.

Motion: S. Simonin moved to approve the Site Plan for the storage business limited outdoor in the RC District applicant, M. Eucalitto seconded, there was no discussion and approval vote was unanimous. The Commission encouraged J. Lucas to work with the power company to officially remove the easements from the land records.

5. 7-55 Village Green – Federal Square Realty - Site Plan modification for parking / CLYNK bag drop redemption in the C-202 District. MBL# 196-049-029.

CLYNK's K. Hubby was present for the application. CLYNK is a bag-drop recycling station allowing glass, plastic or aluminum containers to be mixed within a thirteen-gallon plastic bag without sorting. Once signed up, customers scan in to receive personalized bag tags to affix to their drop bags. Account credit is received within two business days with funds redeemable for cash or grocery purchases. Currently, customers must use CLYNK bags available for sale at 15 for \$2.50 but they are exploring a potential "bring your own bag" option. CLYNK is a 20' x 8' stand alone structure located across four customer parking spaces and is intend to replace the existing reverse vending machines inside the store. To address aesthetics, the structure's large CLYNK logos will be substituted with an alternative, less-branded, grey and brick design similar to Stop & Shop's exterior. Several location options were explored. Plaza has exactly the required number of spaces (294), leaving no surplus. Concerns were expressed regarding interference with already constrained customer parking. Preferred initial locations are problematic due to tree coverage blocking solar exposure to the unit's solar panels. The Commission favors the open, sun-exposed placement at the end of the frequently empty customer pick up parking aisle. K. Hubby will review alternative placements with Stop & Shop. Application is continued until the next meeting on 09/08.

- 6. 1389 Bantam Road – Malinak** – Special Exception Sec 5.18 Shop & Storage Use by a Contractor in the RR District. MBL# 061-087-049.Set PH for 09/08 or 09/21.

Owner S. Malinak was present for the application. A large sign advertising applicant's generator maintenance business has been erected at the driveway on Route 202 for several months. In July, ZEO S. Macary sent a violation letter for the installation of an unpermitted sign in the public right of way and for a contractor/tradesman operating a shop and storage without a permit. Business performed at the location are for the home office, storage of parts/tools and for the company vehicle. All generator repairs are done off site. Applicant stated property was within the Borough of Bantam and was confused as to why application was at today's Litchfield PZC meeting. Zoning jurisdiction will be verified with the GIS map at the next meeting. If in Bantam, the application will be withdrawn and the fee refunded.

Motion: P. Losee moved to set the Special Exception Section 5.18 Shop & Storage Use by a Contractor public hearing for 09/21/2026, M. Eucalitto seconded and vote was unanimous.

Planning

- 7. Continued Review of Proposed Amendments Legislative Special Session PA 25-1.**

Some Commissioners did not receive the proposed amendments to the regulations for compliance with Public Act 25-1 that became effective as of 07/01/2026.

- 8. Discussion of Accessory Uses for Farms.**

Commissioners received farm regulations from Oxford and Morris. Oxford's regulations were cited as comprehensive but possibly too restrictive while Morris's are simpler. Goal is to allow flexibility for small farm events while regulating larger events (food trucks, music, weddings) to prevent excessive impacts. Commissioners will review for a future discussion.

- 9. Other Business –**

- a. Update on status of Hunter's Chase

Hunter's Chase developer is abandoning Phase 4 and requested the \$500,000 surety bond and \$65,000 cash bond return. The Land Use engineering firm, Nafis and Young, and submitted a list of remediation requirements including drainage, the swale and retention pond on west side of property required to release of the bonds.

- b. A Request for Proposals (RFP) to update the Town's 2017 Plan of Conservation and Development (POCD) was issued with a 08/20/26 closing date. Three proposals have been received. Commission members were asked if they were available to participate in interviews.

- c. Milde Farm will soon be submitting a site plan for a 30-car parking lot for accessing their public walking trails.

- 10. Approval of Minutes – 7/20/26 Meeting.**

Motion: C. Bunnell moved to approve the 7/20 minutes, S. Simonin seconded and approval vote was unanimous. M. Eucalitto did not attend the 07/20 meeting and abstained.

- 11. Correspondence**

- a. Town of Harwinton notice regarding a proposed temporary moratorium to update zoning regulations for PA 25-1 compliance.
- b. Multiple correspondence from Mr. Peloquin, all available in the Land Use office.
- c. Siting Council submitted a Robinson + Cole package regarding facility modifications at 383 Torrington Road.

12. Adjournment

Motion: S. Simonin moved to adjourn at 8:26 pm, C. Bunnell seconded and vote was unanimously carried.

Carol Bramley, Chairman

Date