

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES**

September 8, 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 7:02 p.m. and took attendance.

Members Present: C. Bramley, C. Bunnell, D. Correia, M. Eucalitto, G. Fuessenich, R. Greenwood, S. Healy, P. Losee, R. Lupo, S. Simonin.

Members Absent: None.

Appointment of Alternates: None.

2. Commissioner Requests

Motion: P. Losee moved to add an 8c. Executive Session – Pending Litigation to the agenda, C. Bunnell seconded and vote to add was unanimous.

Application Acceptance

- 3. 58 McBride Road – Northfield Preserve Land Trust / Stack – Special Exception Sec. 5.17.13** Home Occupation, Educational Instruction in the RR District. MBL# 027-16A-034.

King 33 Training, LLC owner C. Fields and property owner F. Stack were present for the application. Proposed home occupation application is to provide administrative and academic instruction for public and private protection and security consulting services. Classroom style sessions with four to six people assembling at a conference table would take place within the owner-occupied dwelling and cannot use accessory buildings, like barns. It was noted; the occupied area must be less than one-third of the dwelling size. C. Fields stated that 99% of the activity would be academic lecture and discussion involving PowerPoint. However, some state requirements might involve role-playing scenarios. He clarified these could be done in the classroom with “blue guns” (plastic replicas) and that barn use was not a requirement. The potential for using airsoft or paintball was mentioned but not confirmed. Two to four classes are expected per month. The Commission requested clarification on hours/days of operation, student parking location and verification of F. Stack Sr, F. Stack Jr. and C. Fields credentials for teaching firearm safety instruction. Concerns were raised regarding potential noise from escalating role-playing activity outside, especially during evening hours within the residential neighborhood. Chairman Bramley stated educational instruction must be conducted by part-time resident, F. Stack Sr. or full-time resident, F. Stack Jr. Specifics requested for the public hearing are square footage of the instruction area, a firm schedule, maximum attendees per class, parking plan, any exterior property changes and credentials of all instructors.

Motion: S. Simonin moved to set a public hearing for the Special Exception Sec 5.17.13 Home Occupation application on 10/19/2026, M. Eucalitto seconded, there was no discussion and vote was unanimously carried.

Pending Applications

4. **7-55 Village Green – Federal Square Realty** - Site Plan modification for parking / Cynck bag drop redemption in the C-202 District. MBL# 196-049-029.

No one was present for the application. Commissioners expressed concerns with the large block appearance of the structure, public safety with the potential traffic increase from the nearby building being constructed within the property and removal of at least four spaces in a parking lot at maximum capacity for required parking.

Motion: S. Simonin moved to deny the Site Plan modification for parking and the installation of a Cynck bag drop redemption structure in the C-202 District based on the placement of the structure exceeds the maximum number of parking spaces required, R. Lupo seconded, there was no discussion and vote to deny was unanimous.

5. **1389 Bantam Road – Malinak** – Special Exception Sec 5.18 Shop & Storage Use by a Contractor in the RR District. MBL# 061-087-049. PH on 09/21.

No one was present for the application. Item is on the agenda to clarify questions raised at the 08/17/26 meeting by the owners' insistence property was within the Borough of Bantam and outside of the Litchfield PZC's jurisdiction. Commissioners were provided with a ToL GIS map illustrating, while 1389 Bantam Road is within the Bantam zip code, it is located approximately 1.17 miles outside of the Borough of Bantam borders. It was also noted, applicants purchased the property in 2022. However, a recent assessor's review discovered numerous unregistered vehicles and a landscape trailer, in addition to several vehicles registered in another town. Legal notices for the 09/21 Sec. 5.18 Shop & Storage Use by a Contractor public hearing are scheduled for publication in the Waterbury Republication on 9/8 and 9/14. State of CT statutes require the noticed public hearing to open on the 21st. If the Commission fails to open the hearing, applicant may claim approval by default. Since property is confirmed to be in this Commission's jurisdiction and with the expense of the legal notice publication, the application fee will not be refunded.

Planning

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

The board agreed to send the basic regulation changes to the attorney for review and to ask if language about on-street parking safety can be added.

7. **Discussion of Accessory Uses for Farms.**

Regulations need to be established for events held on farms to support sustainability while managing neighborhood impact and preventing misuse. Criteria from other towns focusing on noise, lighting, acreage, hours, parking and event frequency will be explored. The goal is a flexible regulation to accommodate diverse farm types and allow utilization of their resources

to create farm income while distinguishing accessory uses, like weddings, from normal farm activities. A subcommittee of C. Bunnell, D. Correia and S. Simonin requested Commissioners email thoughts for their review and consideration.

8. Other Business –

a. Update on status of Hunter's Chase

Developers have requested bonds by released. The submitted drainage restoration plan was rejected. Land Use engineering firm, Nafis & Young, is corresponding with their engineer. An acceptable plan is required. With all stormwater discharge funneling into the Torrington section of Hunter's Chase, the developer was also advised to consult with the Torrington Land Use & Wetlands office.

b. Status of POCD Consultant Interviews

Four firms were interviewed. The interviewing committee hopes to negotiate a lower price with their first choice, which submitted the most expensive proposal. If negotiations fail, a second firm is a potential alternative and will operate on a monthly retainer.

c. Executive Session – Pending Litigation

Motion: C. Bunnell moved to go into executive session regarding pending litigation at 8:05 pm, M. Eucalitto seconded and vote was unanimous. In addition to the ten Commissioners, ZEO S. Macary and Land Use Administrative Assistant A. Blasavage were in attendance. M. Eucalitto moved to come out of executive session, with no action taken, at 8:07 pm, C. Bunnell seconded and vote was unanimous.

9. Approval of Minutes – 8/17/26 Meeting.

Motion: S. Simonin moved to approve the 8/17 minutes, C. Bunnell seconded and approval vote was unanimous.

10. Correspondence

Two letters received from M. Peloquin.
Pratt Nature Center's annual auction will take place on 09/12/26.

11. Adjournment

Motion: S. Simonin moved to adjourn at 8:09 pm, C. Bunnell seconded and vote was unanimously carried.

Carol Bramley, Chairman

Date