

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES**

Monday, September 21, 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, D. Correia, S. Healy, P. Losee, R. Lupo, S. Simonin.

Members Absent: C. Bunnell, M. Eucalitto, G. Fuessenich, R. Greenwood.

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

2. Commissioner Requests

None.

Application Acceptance

3. 79 E. Chestnut Hill Road – Harran - Special Exception Sec. 5.2 Accessory Apartment in the RR District. MLB #069-024-015. Application received 9/21/26. Set PH for 10/19/26.

Engineer K. Hrica is representing the application on behalf of the owner and his daughter, K. Harran. Daughter currently resides in Redding and is looking to move closer to assist with caring for her father. Property is 19.4 acres with 80% encumbered by a Litchfield Land Trust conservation easement leaving 3.7 acres for buildable use. Proposal is to construct a one bedroom 754 sq ft ADU in a large existing barn. ADU size is under the 35% threshold relative to the main house. Chairman Bramley noted since the ADU is located in an accessory structure built after 1989 (1991), regulations allow ADU to be up to 50% of the size of the house. Since the ADU does not have its own access and egress other than through the barn's overhead doors, the commission requested comment from Litchfield's Fire Marshall and Building Inspector be submitted to the record for the public hearing. The commission requested a street-view photo showing the barn, driveway access and parking area. TAHD application has been submitted and approval is expected.

Motion: S. Healy moved to set the public hearing for the Special Exception Sec. 5.2 Accessory Apartment on 10/19/26, R. Lupo seconded, there was no discussion and hearing date approval was unanimously carried.

Public Hearing

4. 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. **Withdrawn**

ZEO S. Macary spoke with the applicants last week and was informed an email was sent to the Land Use office email requesting the application be withdrawn and the fees be refunded. A review of both Land Use emails confirms no request for withdrawal was received. As stated in the previous minutes from 09/08/26, the legal notices for today's public hearing were published in the Waterbury Republican on 9/8 and 9/14. State of CT statutes require the Commission to proceed with the noticed public hearing. Legal notification of neighbors was not received for the application prohibiting the opening of the public hearing for the Special Exception application. The application fee of \$210 was received, the Waterbury Republican fees for the published legal notices cost the Planning & Zoning Department \$165.96. Application fees will not be refunded. With no one present for the application, neighbor notification not received and documentation supporting withdrawal, the Commission made the following decision:

Motion: P. Losee moved to deny the Special Exception Sec 5.18 Shop & Storage Use by a Contractor due to the application being incomplete, S. Simonin seconded, there was no discussion and vote to deny was unanimous.

Planning

5. Discussion of Farm Regulations and Agritourism.

Farm regulations from Andover, Avon, Cheshire and Vermont were reviewed to guide the commission in the development of regulations for farms. Definitions should distinguish between real/working farms with a suggested size of at least 10 acres and smaller toy/hobby farms with a minimum of 5 acres. All agreed not to restrict the number or type of farm livestock, viewing it as a business decision. Animal restrictions in residential neighborhoods were noted as a separate issue. Recent modification to VT laws allows farms to sell products from other farms to support farming in general. Distinction needs to be established between farm-related events like 4-H classes or pick-your-own and non-farm-related events such as weddings. Key concerns for all events include noise levels of a 55-decibel residential standard, parking, lighting and hours of operation with a 10:00 pm end to events and no outside music of any type. Andover agritourism regulations require an administrative zoning permit for accessory uses and has stricter rules for non-agricultural events on parcels of at least 10 acres, including parking buffers and nuisance prevention. The commission and Land Use office has noted a trend of inquiries from individuals outside the community looking to convert farm properties into commercial event venues for activities like yoga classes and concerts rather than maintaining the traditional working farm. It was suggested the farmer be required to live on the property. Also discussed were regulations regarding food services such as caterers, food trucks and farm-to-table. The Bunnell Farm was cited as a positive example of managing events without neighborhood disruption. Commissioners were again encouraged to submit suggestions to the subcommittee.

6. Other Business

The commission addressed recent neighbor complaints regarding extensive shooting noise at 58 McBride Road. The commission will review the current owner's special exception Home Occupation application scheduled for public hearing on October 19th in light of the ongoing

reports of live-fire shooting activity. It was noted the 2014 court case ruled the property's pre-existing use as a commercial gun club was abandoned.

7. Approval of Minutes – 09/08/26 Meeting.

Motion: S. Simonin moved to approve the 09/08 minutes, P. Losee seconded and approval vote was unanimous.

8. Correspondences

Two letters received from M. Peloquin.

9. Adjournment

Motion: S. Simonin moved to adjourn at 8:20 pm, S. Healy seconded and vote was unanimously carried.

Carol Bramley, Chairman

Date