LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES
Monday, November 2, 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 7:01 p.m. and took attendance.
Members Present: C. Bramley, C. Bunnell, D. Correia, G. Fuessenich, R. Greenwood, P. Losee, R. Lupo.
Members Absent: M. Eucalitto, S. Healy, S. Simonin.
Appointment of Alternates: D. Correia, R. Greenwood.

2. **Commissioner Requests**

Public Hearing

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. Application received 09/08/26. Public hearing opened 10/19/26 but continued to 11/02/26 due to improper neighbor notification. Continuation to 11/16/26 per applicant request.

Chairman Bramley read an email received from C. Fields on 10/27/26 requesting PH be postponed until 11/16 as F. Stack Sr is out of town and unavailable for tonight's hearing.

Application Acceptance

4. **125 East Litchfield Road – Joseph** - Special Exception Sec. 5.2 Accessory Apartment in the RR District. MLB #069-024-17L**.** Application received 11/02/26. Set PH for 12/07/26.

Owner T. Joseph was present for the application. Proposal is to convert a second-floor loft area in an existing former dairy barn into a bedroom for her visiting children. Barn is possibly from the mid to late 19th century and was moved from Torrington prior the 1930s. The first floor will remain a garage. Renovations will include the replacement of siding and windows to match the rest of the building. Architect J. DeStefano reviewed the structural integrity and found it to be solid but if any beams are discovered to be failing, they will be replaced. Application will require TAHD approval for the connection to the existing septic system. T. Joseph has already received instructions for the certificate of mailing for the neighbor notification letters.

Motion: P. Losee moved to set the public hearing for 12/07/26, C. Bunnell seconded, there was no discussion and approval vote was unanimous.

5. **626 Torrington Road – New Enterprises Holdings, LLC / Goff –** Sec 6.7 Site Plan

Modification for commercial equipment rentals. Application received 11/02/26.

Owner N. Goff and son/business partner T. Goff were present for the application. Property was purchased twelve years ago and was used until recently for power sports vehicle sales and services. Use will be changed to rental of light agricultural and construction equipment and be an expansion to the Goff's retail sales business next door. A site plan sketch was submitted showing the outside equipment display area, parking, driveway access from Route 202 to the rear right-of-way egress and the building. All exterior equipment is routinely moved in order to mow the grassy areas and for property maintenance. An interior display area will consist of a rental counter and smaller/handheld equipment storage. Three rollback trucks, several pickup trucks for delivering rental equipment and all mechanical repairs will be stored or performed at the main Goff's shop next door. The Commission asked for documentation showing the rental operations combined use of the two parcels as well as the display-area site plans of equipment for both 620 and 626 Torrington Road. Proposed signage will be presented to the 11/05 DRAC meeting by T. Goff.

Motion: C. Bunnell moved to approve the Sec 6.7 Site Plan Modification for commercial equipment rental application, subject to submission of the requested combined use and equipment display area details. D. Correia seconded and vote to approve was unanimous.

Other Business

6. Other Business

a. Clynk

K. Hovey was present for the discussion of the previously denied proposal for the installation of a 20' redemption container within the Stop & Shop parking lot. She apologized for the miscommunication error in which she did not attend the 09/08/26 meeting. Chairman Bramley reiterated the main reason for the application denial was the removal of three parking spaces from the existing, site-required 195 spaces. Concerns were also expressed with the proposed alternative location adjacent to the ingress/egress lane with the most traffic. Commissioner Bunnell inquired if station could be placed within the current redemption area but the representative stated while this was possible, it was not practical. K. Hovey was advised to refine the application and reapply in one year at the 09/20/27 meeting. The Commission thanked the applicant for her effort and the presentation.

b. Hunter's Chase Bond

ZEO Macary provided Commissioners with the Nafis & Young report expressing the satisfactory completion of the Hunter's Chase drainage. The recommendation is to release the $465,000 surety bond now while holding on to the $65,000 cash bond until 2027. Commissioners requested photographs. Release of the surety bond was deferred until the 11/16 meeting.

7. Approval of Minutes – 10/19/26 Meeting.

Motion: C. Bunnell moved to approve the 10/19 minutes, R. Greenwood seconded and the approval vote by eligible members was unanimous. R. Lupo did not attend the 10/19 meeting and abstained.

8. Correspondence

Three letters received from M. Peloquin.

9. Adjournment

Motion: C. Bunnell moved to adjourn at 8:07 pm, R. Lupo seconded and vote was unanimously carried.

_____ _____

Carol Bramley, Chairman Date