

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES**

April 5, 2021, 7:00 p.m.

Remote Meeting by Live Internet Video Stream and Telephone

Call to Order – Chairman Carol Bramley called the meeting to order at 7:00 p.m.

Members Present: Max McIntyre, Robert Lupo, John Cox, Jordan Richards, Peter Losee,

Members Absent: William Conti, Abby Conroy, Stephen Simonin

Appointment of Alternates – None

Commissioners' requests – None

8-24 Application – Approval of Bantam Post Office lease (3/1/2019 – 2/28/2025)

M. McIntyre moved to make a favorable recommendation, J. Cox seconded and the motion passed unanimously.

SITE PLAN MODIFICATIONS

Barton

7 North St.

4/5/21

Lower level outdoor seating.

Dr. Tobin explained that a new restaurant, Cara Bean, is going into Unit 1. The use was permitted when the building was approved several years ago and now the new tenant would like to add 6 outdoor tables. The Chairman read the Fire Marshal's comments into the record. This was approved per Section 7(g), Minor Site Plan Review of the Zoning Regulations.

Fitzpatrick/Litchfield Hills Adult Day Care, LLC 409 Bantam Rd. (Units A2 and A3) 4/5/21

Relocation of "Adult Day Center from 407 Bantam Rd. (Unit A1)

The chairman explained that the adult day care is requesting to move across the way to 405 Bantam Rd, Unit A-2 and A-3, because it is a larger space. This was approved per Section 7(g), Minor Site Plan Review of the Zoning Regulations.

Pregno (West Shore Seafood)

442 Bantam Lake Rd.

4/5/21

Addition of 10' x 20' exterior Walk-In Cooler abutting existing building.

Susie Pregno was present and explained that this is a walk in cooler that will be accessible from the inside of the building. It will be located in the rear of the building between the main building and the shed building. J. Cox moved to approve the application, M. McIntyre seconded and the motion passed unanimously.

ZONING TEXT AMENDMENT CONSIDERATIONS

Proposed text amendments to the Zoning Regulations:

- a. Specific Standards and Requirements: Food Vending and b) Glossary of Terms and Phrases:
Food Vending Units**

Dr. Tobin reviewed his comments made in a memo to the Commission dated March 26 with his recommendation that the Board of Selectmen regulate food trucks subsumed under Litchfield Town Ordinance Peddling & Soliciting, Chapter 76. A lengthy discussion ensued and Commissioners reviewed town ordinances, state statutes, Borough of Litchfield Ordinances and other materials submitted for the file.

M. McIntyre moved to not adopt the proposed amendment, J. Cox seconded and the motion passed unanimously.

J. Cox moved to resolve that food truck permits, inspection and enforcement resides with the First Selectman and Board of Selectmen as specified in the Code of Ordinances for the Town of Litchfield, 8-22-29, Article II, Section 8-21
McIntyre seconded and the resolution passed unanimously.

- b. Specific Standards and Requirements: Worship places, Worship Place accessory**
- c. Glossary of Terms and Phrases: Ecclesiastical Commercial Kitchen**

M. McIntyre Moved to adopt the text amendment with the change of wording from “Ecclesiastical” Commercial Kitchen to Worship place commercial kitchen, effective May 1, 2021,
R. Lupo seconded and the motion passed unanimously.

- d. (BB) Special Structures: Solar Harvesting Facilities**

M. McIntyre moved to adopt the text amendment as written with no changes, to be effective May 1, 2021,
P. Losee seconded and the motion passed unanimously.

- e. Specific Standards and Requirements: Zone Change**

J. Cox moved to adopt the text amendment as written with no changes to be effective May 1, 2021,
P. Losee seconded and the motion passed unanimously.

Approval of Minutes March 15, 2021

M. McIntyre moved to approve the minutes, P. Losee seconded and the motion passed unanimously.

Old Business

The Chairman explained that she and the First Selectmen met on site with representatives from Silicon Ranch regarding the large solar array project proposed on Town Farm Road. There are no final plans for the project as the developer is still working with the Siting Council and DEEP to formalize placement of the panels. The developer has offered to meet with the commissions to discuss, reminding the town that it's the states prevue to approve this project. The large drainage basin is required by the DEEP, as is the location of it. The only benefit to Litchfield will be in the form of property taxes paid, Litchfield will not directly receive any of the power generated. The Commission expressed an interest in meeting with the developer and will check dates.

New Business – Dr. Tobin updated the commission on outdoor dining spaces at restaurants that were authorized under COVID restrictions. Most restaurants are interested in keeping this expanded seating, but, it has to be regulated/approved on some level for any kind of permanency. The First Selectwoman stated that a bill has been passed in the House of Representatives to expand outdoor seating under COVID orders until after Labor Day. The commission will revisit this item in the fall.

Correspondence –

Email from Matthew Eterginio regarding food truck regulations.

Adjournment

J. Cox moved to adjourn at 8:57 P. Losee seconded and the motion passed.