LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES
April 19, 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, Stephen Simonin, Peter Losee,
Members Absent: William Conti, Abby Conroy, Jordan Richards
Appointment of Alternates – None
Commissioners’ requests – None

SITE PLAN MODIFICATIONS

Walden 26 Seminole Cir. 4/19/21
Expand existing deck to 20’ x 14’.
The Commission reviewed information submitted for the file, including site plans, pictures and architectural plans. The approval of the homeowners association was read into the record.

J. Cox moved to approve, M. McIntyre seconded and the motion passed unanimously.

APPLICATION RECEIPTIONS

Green 19 Little Pitch Rd. 4/19/21
Receive a two lot re-subdivision (9.03 acres) into two lots of 4.88 acres, 4.15 acres and set for review May 17, 2021.
No one was present for the application. The Chairman explained that this needs Inland Wetlands approval before Planning and Zoning approval. No one was present to explain the application at the wetlands meeting held last week, therefore it was continued to the May meeting. The commission discussed the proposed well on the new lot, as some remember lawsuits filed with the town some 20 years ago regarding soil contamination in that area. The chair suggested that members drive by the site because earthwork has already been done without wetlands approval.

Mark Lancor, P.E. of Dymar Engineering joined the meeting as representative for the application. He explained that there will be public water on the new site and he will submit corrected plans without a well location. The existing house/lot are on public water. Mr. Lancor explained the existing lot (9.03 acres) was created pre-subdivision regulations in 1942, so this will be a subdivision, not a re-subdivision.

P. Losee moved to continue this application to the May 17 meeting to allow for additional information and corrections to be made and set the public hearing for June 7, M. McIntyre seconded and the motion passed unanimously.

Zoning Map Correction (Scriveners Error) – 82 E. Litchfield Road South – RR to RC Zone
The Chair explained that is a cartographic scrivener’s error regarding this property. It is incorrectly indicated as a RR zone and should be listed as Riverview Commerce zone. During the redrafting of the zoning map in 2016 the consultants did not pick up on this parcel when re-labeling the B-800 and Industrial Zone as RC – Riverview Commerce districts.

Approval of Minutes April 5, 2021
P. Losee moved to approve the minutes, R. Lupo seconded and the motion passed numinously.

Old Business - None
New Business - None
Correspondence - None
Adjournment
P. Losee moved to adjourn at 7:32 p.m. J. Cox seconded and the motion passed unanimously.

Carol Bramley, Chairman

Date