

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES**

August 16, 2021, 7:00 p.m.
Litchfield Fire House, 258 West Street, Litchfield
In Person Meeting

Call to Order – Chairman Carol Bramley called the meeting to order at 7:02 p.m.

Members Present: Max McIntyre, John Cox, Stephen Simonin, Jordan Richards, Robert Lupo. Peter Losee
William Conti

Members Absent: Abby Conroy,

Appointment of Alternates – None

Commissioners' requests – None

Finucane **566 Maple St.** **8/16/21**
Receive and set public hearing (9/20/21) for Special Exception Shop & Storage use for Scott & Sons Land Services in the RR District.

Erica Funicane was present to explain the plan. They have recently purchased the property and currently own and run a landscaping business. They built a 2,200 sf building to park their landscaping equipment. No maintenance of vehicles will be performed at this location. The barn does not yet have electricity and they will be planting 12 White Pine trees for buffering alongside the new garage

J. Cox Moved to set the public hearing for September 20, P. Losee seconded and the motion passed unanimously.

Dumais Made Inc. (Lamond) **33 West St.** **8/16/21**
Receive and set public hearing (9/20/21) for Special Exception Mixed Use: Retail Small Shop, Professional Offices, & Contractor/Trades/Storage in the HTC District.

Marina Kotchoubey, Charlie Dumais and Kevin Dumais were present. Ms. Kotchoubey explained that the first floor of the building will be for retail use with offices in the rear. The second floor will house the manufacturing area for their pottery and ceramic business, including the Kiln and finishing area for their products. A discussion ensued regarding the venting and location of the vent for the kiln.

S. Simonin Moved to set the hearing for September 20, M. McIntyre seconded and the motion passed unanimously.

PUBLIC HEARINGS

Green **19 Little Pitch Rd.** **8/16/21**
Two lot re-subdivision 9.03 acres (4.88 acres, 4.15 acres)

Marc Lancor, P.E. from Dymar Engineering was present for the application. Dr. Tobin explained that the applicant doesn't have Conservation Commission review. The commission did not meet due to a quorum issue this commission is statutorily required to move the application along.

J. Cox moved to waive the requirement for Conservation Commission review, J. Richards seconded and the motion passed unanimously.

S. Simonin moved to close the hearing at 7:23, P. Losee seconded and the motion passed unanimously.

M. McIntyre moved to approve the resubdivision application, R. Lupo seconded and the motion passed unanimously.

Champalimaud

31 North St.

8/16/21

Special Exception modification nursing/convalescent care home (40 existing hospital/clinic beds) use to "Lodging – New England Bed and Breakfast" (30 proposed hotel/motel rooms) in HR30 Zone

The Chairman read a letter into the record from Attorney M. Keilty withdrawing the application.

Approval of Minutes July 19, 2021

R. Lupo moved to approve the minutes, M. McIntyre seconded and the motion passed unanimously.

Old Business - None

New Business – None

Correspondence

The Chairman read a letter from Highmark Association Representatives, Glenn and Lisa Gosselin requesting to be placed on an upcoming agenda to discuss Conservation Easements in this existing neighborhood. The commission will place this on the September 7 agenda for discussion.

Adjournment

J. Cox moved to adjourn at 7:30, P. Losee seconded and the meeting adjourned.



Carol Bramley, Chairman

Date

9/7/2021