

**LITCHFIELD PLANNING AND ZONING COMMISSION
SPECIAL MEETING MINUTES**

TUESDAY September 7, 2021, 7:30 p.m.
Litchfield Fire House, 258 West Street, Litchfield

Call to Order – Chairman Carol Bramley called the meeting to order at 7:01 p.m.

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

Members Absent: None

Appointment of Alternates – None

Commissioners' requests – None

REGULAR MEETING – PLANNING SESSION

Approval of Minutes August 16, 2021

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

Old Business - Highmark Association Representatives (Highmark Road) regarding existing Conservation Easements.

The Chairman explained that this is the subject of a Land Use Complaint. Glen and Lisa Gosselin were present as Highmark Association Representatives. They explained that the new owner of Lot 2, 16 Highmark Road, in this subdivision has violated the Conservation Restrictions regarding a 25' wooded hedgerow. They are concerned about runoff into the road and icy conditions in the winter time.

Jennifer Martin and Keith Landau owners of Lot 3, 20 Highmark Road were present to express their displeasure with the neighbors at 16 Highmark Road in clearing the hedgerow. They are concerned with drainage and runoff.

Jonie Fu and Fred Wilmers of Lot 1 were present to express their disappointment in the altering of this hedgerow.

Tom DeCaro, owner of 16 Highmark Road was present to defend his right of homeownership. He stated that a "Homeowners Association" doesn't exist, the *Highmark Association By-Laws* only address the maintenance of the common driveway.

A lengthy discussion ensued. Mr. DeCaro stated that he has installed an irrigation system and underground utilities. He plans to plant additional trees and shrubs along with grass.

The Commission will discuss this further at a later date.

New Business: 2021 Connecticut State Legislature actions:

- a. 2021 Reforms – Desegregate Connecticut
- b. Connecticut General Assembly – bill status
- c. Public Act No. 21-29: An Act Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut's Development and Future.
- d. Section 9-7d Hearings and Decisions

Dr. Tobin distributed hard copies and summarized the Legislative Actions.

Correspondence – None

Adjournment

P. Losee Moved to adjourn at 8:30, R. Lupo seconded and the meeting adjourned.



~~Carol Bramley~~, Chairman

Date

10/4/21

Peter Losee