

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES**

September 20, 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 7:05 p.m.

Members Present: Max McIntyre, John Cox, Stephen Simonin, Robert Lupo. Peter Losee

Members Absent: Jordan Richards Abby Conroy William Conti

Appointment of Alternates – None

Commissioners' requests – None

The Chairman requested a motion to receive a new application and set public hearing for a Special Exception to modify a non-conforming use – Lodging – New England Bed and Breakfast with 33 guest rooms. Champalimaud – 31 North Street, P. Losee moved to add, R. Lupo seconded and the motion passed unanimously.

PUBLIC HEARINGS

Finucane

566 Maple St.

9/20/21

Special Exception Shop & Storage use for Scott & Sons Land Services in the RR District.

The Chairman opened the hearing and read the legal notice into the record. Erika and Scott Finucane were present for the applicant and submitted return receipt mail cards. They stated they would like to park their two landscaping business trucks in the newly constructed barn on their property. They have other equipment such as a loaders, trailers and skidders. There will be no employees and the business is currently run out of an office in the home. The Chairman asked the applicant to addresses hours of operation, number of vehicles, etc. and submit it in writing for the next meeting.

A letter in support of the application from Mike and Pam Salamone was read into the record.

Christine Horrigan, adjoining property owner was present to explain her reasons why this application should be denied. She submitted two written comments into the file and read them into the record. She is concerned about the noise from the large trucks coming and going and the effect on surrounding property values with having a business located their neighborhood.

The hearing was continued to October 18.

Chairman Bramley recused herself for the next hearing.

Dumais Made Inc. (Lamond)

33 West St.

9/20/21

Special Exception Mixed Use: Retail Small Shop, Professional Offices, & Contractor/Trades/Storage in the HTC District.

Vice Chairman P. Losee opened the hearing and read the legal notice into the record. Return receipt mail cards were reviewed.

Marina Kotchoubey and Kevin Dumais were present for the application. Mr. Dumais explained their concept and summarized their presentation. The venting and construction of the proposed kiln was discussed.

Several people spoke in favor of the application.

Attorney Perley Grimes was present to speak on behalf of the Greater Litchfield Preservation Trust who owns two properties adjacent to the proposal. He mentioned several concerns regarding uses being proposed, specifically Contractor/Tradesman Shop and Storage. He stated that this use does not fit into this proposal in the commercial district. He submitted photographs of the buildings and the proximity to each

other. He stated that the use of the Kiln and any manufacturing should not be allowed under the Shop & Storage use in the Historic Town Center district. The use of the retail area is not being opposed.

Dr. Tobin requested the applicant submit a \$2,000 bond for review by the Commission attorney. J. Cox moved to collect a \$2,000 application review fee for legal review, M. McIntyre seconded and the motion passed unanimously.

Chairman Bramley was reelected.

APPLICATION RECEIPTIONS

Champalimaud

31 North St.

9/20/21

Receive application and set public hearing for a Special Exception application to modify a non-conforming use – Lodging – New England Bed and Breakfast with 33 guest rooms.

Mr. Champalimaud was present for the application. Attorney Jim Strub and Jim Alford, P.E. was also present. This is an updated plan from a previous plan that was presented and withdrawn. Mr. Champalimaud explained the new proposal is for 33 guest rooms, with dining options in a dining room and bar and a conference room for gatherings. An updated site plan was submitted along with architectural elevations. A traffic study was submitted. The Chairman had questions regarding the traffic study and requested a presentation by the engineer.

The chairman suggested plan review by the WPCA, Town Engineer/PW, Fire Marshal and Building Inspector and DOT.

R. Lupo Moved to set the public hearing for October 18, 2021, J. Cox seconded and the motion passed unanimously.

Approval of Minutes September 7, 2021 – Continued to next meeting.

Old Business –

An email received from Highmark Association dated Sept. 17, 2021. The Chairman read a response from Atty. Byrne dated Sept. 20, 2021 which stated that this Commission has no authority to enforce the terms of a conservation easement. The responsibility of enforcing easements and restrictive covenants is allocated to neighboring landowners and not a municipal commission.

New Business - None

Correspondence – See above; Old Business.

Adjournment

S. Simonin moved to adjourn at 9:49 p.m., P. Losee seconded and the meeting adjourned.



Carol Bramley, Chairman

Date

10/4/21

