LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES
TUESDAY - January 18, 7:00 p.m.
Town Hall Annex, 80 Doyle Rd. Bantam

Call to Order – Vice Chairman Peter Losee called the meeting to order at 7:00 p.m.  
Members Present:  Stephen Simonin, Peter Dauten, John Cox, Peter Losee  
Members Absent: Carol Bramley, Norman Sauer, Burke Gibney, Guy Cunningham, Jordan Richards, Abby Conroy  
Appointment of Alternates – None

APPLICATION RECEIPTIONS

670 Northfield Rd.  
1/18/22  
Carroll

Receive and set public hearing (2/22/22) for application to change POCAD Sewer Map.  
David Caroll, owner of the property was present to explain that the property, which is the  
former Northfield Grange, was built in 1964, prior to Torrington Area Health guidelines.  It is  
pre-existing non conforming and any change to the use require it being brought up to health  
codes. In working with Torrington Area Health it was determined that there is no viable  
location for a septic system on the property.

In discussions with the Litchfield WPCA it was discovered that this property was originally  
included to be connected to the sewer in 1994 and is shown on a sewer service map dated in  
1994, which is included in the file. For some reason this parcel is not shown on the current  
POCAD Sewer System map.

Dr. Tobin explained that in order to update the current POCAD map by adding this parcel a  
public hearing needs to be held.

S. Simonin moved to set the public hearing for February 22, 2022 at 7:00 p.m., P. Dauten  
seconded and the motion passed unanimously.

PUBLIC HEARINGS

33 West St.  
1/18/22  
Jennett (Petro’s Gourment Foods)

Special Exception retail small shop, retail small grocery, restaurant.  
The legal notice was read into the record. Kathy & Frank Jennett were present for the  
application. Mr. Jennett explained they will have an onsite deli with prepared hot and cold foods  
as well as some retail merchandise for sale. There will be tables for customers to sit. Fire  
Marshal review was read into the record. WPCA review was read into the record. Signage will  
be reviewed by the Historic District.

Wesley Quigley, Architect for the project was present to review the plan with the commission.  
Ms. Jennett submitted return receipt mail cards. No public spoke at the hearing.

J. Cox Moved to close the hearing, P. Dauten seconded and the motion passed unanimously.
S. Simonin Moved to approve the application, P. Dauten seconded and the motion passed unanimously.

**Litchfield PZC application (12/6/21)** opting out of the Accessory Dwelling Unit portion of Public Act 21-29 Sec. 6.
The legal notice was read into the record. J. Cox read a Draft Resolution as adopted by the Litchfield Planning and Zoning Commission into the record. No public was present to speak.

J. Cox moved to close the hearing, P. Dauten seconded and the motion passed unanimously.

J. Cox moved to adopt the Resolution Opting Out of the Accessory Dwelling Unit portion of Public Act 21-29 Sec. 6, S. Simonin seconded and the motion passed unanimously.

**Litchfield PZC application (12/6/21)** of opting out of the Parking Space Requirements portion of Public Act 21-29 Sec. 4
The legal notice was read into the record. P. Dauten read a Draft Resolution as adopted by the Litchfield Planning and Zoning Commission into the record. No public was present to speak.

S. Simonin moved to close the hearing, J. Cox seconded and the motion passed unanimously.

S. Simonin moved to adopt the Resolution Opting Out of the Parking Space Requirements portion of Public Act 21-29 Sec. 4, J. Cox seconded and the motion passed unanimously.

**Approval of Minutes January 3, 2022**
S. Simonin moved to approve the minutes, P. Dauten seconded and the motion passed unanimously.

**Old Business** – An email from the First Selectman to Dr. Tobin dated January 14, 2022 regarding the Right to Farm Ordinance was read into the record.
A discussion ensued specifically regarding the terms “Agri-Tourism” and “Local farm products” as stated in the proposed ordinance. The commission believes these terms are too ambiguous and lack enforcement capabilities.

The commission agreed that because this is a proposed Town Ordinance and not Zoning Regulations that this board cannot weigh in and doesn’t support the proposed ordinance.

S. Simonin moved to notify the Board of Selectmen that the Litchfield Planning and Zoning Commission does not support the Right to Farm Ordinance and Petition dated 1/4/22 and 1/11/22, J. Cox seconded and the motion passed unanimously.

**New Business** - None

**Correspondence** - None

**Adjournment**
S. Simonin moved to adjourn at 7:53, p.m., P. Dauten seconded and the motion