LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES
TUESDAY - February 22, 7:00 p.m.
Town Hall Annex, 80 Doyle Rd. Bantam
In Person Meeting

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

PUBLIC HEARINGS

670 Northfield Rd. Carroll 2/22/22
Application to change/correct POCAD Sewer Map by adding this parcel in the C202 District as shown on 1994 sewer service map.
The Chairman read the legal notice into the record. WPCA letter dated February 15, 2022 was read into the record.
Mr. Carroll explained that this parcel was included in the service area map approved by DEP for the Northfield project in 1994. The former owner, The Litchfield Grange, was financially unable to make the connection at that time. Since he bought the property he has been working with TAHD and WPCA to bring the building up to code in order to open his business.
No one from the public spoke.
J. Cox moved to close the hearing at 7:05, P. Losee seconded and the motion passed unanimously.
S. Simonin move to approve the application, P. Dauten seconded and the motion passed unanimously.

APPLICATION RECEIPTIONS

568 Torrington Rd. Katalyst Kennels, LLC – (Scot Olson) 2/22/22
Receive and set public hearing for (3/21/22) for Modification to Special Exception from Kennel/Veterinary Hospital to Special Exception Kennel/Training Facility/Veterinary Hospital in GR/RR District.
Katelyn Graham was present for the application. She stated that they would like to keep the existing uses and add training facilities offering Board and train, day school, private training lessons, group training and work dog training. The history of the property was discussed.
The commission would like to see authorization from the property owner as the applicant is currently leasing the property.
J. Cox moved to waive Design Review requirements for the signage, P. Losee seconded and the motion passed unanimously.
P. Losee moved to set the public hearing for March 7, 2022, N. Sauer seconded and the motion passed unanimously.

Approval of Minutes January 18 and February 7, 2022
J. Cox Moved to approve January 18, S. Simonin seconded and the motion passed.
P. Losee Moved to approve February 7, P. Dauten seconded and the motion passed.
Old Business - None
New Business – A lengthy discussion ensued regarding miscommunications between the Planning and Zoning Commission and the Board of Selectmen. There seems to be a disconnect when Planning and Zoning refers/forwards issues regarding Zoning Regulations/Enforcement to the BOS. Differences in Ordinances as opposed to Zoning Regulations and Zoning Enforcement are not being understood by the BOS and is causing confusion.

J. Cox Moved to authorize Dennis to spend $250 out of legal budget to engage Steve Byrne in discussions with the Town Attorney to sort things out, P. Losee seconded and the motion passed unanimously.

Correspondence - None

Adjournment
Moved to adjourn at 7:43 p.m., seconded and the motion passed unanimously.

Carol Bramley, Chairman

Date