

LITCHFIELD PLANNING AND ZONING COMMISSION

MEETING Minutes

April 4, 2022, 7:00 p.m.

Town Hall Annex, 80 Doyle Rd. Bantam

In Person Meeting

Call to order/appointment of alternates: Chairman Carol Bramley called the meeting to order at 7:01pm.

Members Present: John Cox (JC), Peter Dauten (PD), Burke Gibney (BG), Peter Losee (PL), Jordan Richards (JR), Stephen Simonin (SS) Norman Sauer (NS)

Members Absent: Abby Conroy (AC)

Commissioner's requests: None

PLANNING MEETING

Lecture #5: Moratoria: Strategy, Timing, Operations, and Planning (STOP).

Dr Tobin presented lecture.

Strategy: Discussion due in part to the enacting the moratorium on 3-22-22 through 6-30-22. An extension does not require a public hearing. Dr. Tobin, Chairman C. Bramley gave history of creation of Regulations and POCAD. Implementation of PIE (Permits, Inspection, Enforcement). Special exception regulations are important to keep oversight on land and soil conditions where there is an absence of public sewer and Current Zoning regulations include affordable housing. Commission implemented moratorium was done to allow time for both modification of existing and implementation of new State mandated changes to the land use statutes in last year's legislative session. Also to give the office time to fill the vacant land use secretary position. State statute in Ch.126 – Sec 8-22, supports commission in employee/consultant cost and other necessary expenditures.

Timing: Important to attend all meetings for voting purposes. Public hearing items. Further discussion regarding timing of upcoming meetings.

Operations: Discussed Land Use Secretary position description and list of responsibilities reviewed. Looked to commission for suggestions to update outdated office equipment, ie software, recording devices. Options discussed Statue Ch. 126 – Sec 8-22 can help defray expenses.

Planning: Marijuana moratorium enacted 7/19/2021 have till 8/1/22. Can be extended. S. Simonin questioned why marijuana is not being correlated to alcohol regulations. Zoning regulations can be written for Cannabis establishments but the

Commission believes the town should first decide whether Cannabis establishments should be permitted in town.

S.Simonin moved to authorize the Chairman to write a letter to the Selectmen regarding a request for a public vote on whether the town should allow the sale of adult use marijuana in one or more licensed Cannabis establishments. J. Cox seconded and the motion passed unanimously.

Accessory apartments: Current regulations cover most. Chairman suggested they be updated but after review, the Commission members felt they did not need revising.

Approval of Minutes March 21, 2022. S. Simonin moved to approve the minutes P. Dauten seconded and the motion passed unanimously.

1. **Old Business-** None
2. **New Business** - None
3. **Correspondence-** None

Adjournment

J. Cox moved to adjourn at 8:51, P. Losee seconded and the motion passed unanimously.

Carol Bramley, Chairman

Date

Any new item added to the agenda requires a 2/3 majority vote of the Commission. Taking up any item after 11PM requires a 2/3 majority vote of the Commission