LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES/CORRECTED
April 18, 2022 - 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 7:00pm

Members present: Carol Bramley, Peter Dauten, John Cox, Burke Gibney, Peter Losee,
Stephen Simonin, Jordan Richards,

Members Absent: Abby Conroy, Guy Cunningham, Norm Sauer
Appointment of Alternates: None
Commissioner's requests: None

PUBLIC HEARINGS
1. Volta Charging, LLC - Zoning Regulation Text Amendment        4-18-2022

Amendments to the Zoning Regulations to permit Electric Vehicle Charging Kiosks in the C202
Zone subject to specific location, bulk, design and visibility.

Attorney Kristen Motel of Cuddy & Feder and Sam Lee of Volta Charging, LLC were present.
Discussion took place as to advertising content, sound displayed on the chargers. Ad revenues
offsets the cost of the charging stations. Further discussion regarding lighting and charging limits,
pedestrian safety, setbacks, number of kiosks permitted based on floor area, concerns for height of
charging stations, location and the amount of signage exclusive of the square footage allowed per
business. C. Bramley read an email from R. Alexe, Town Engineer into the minutes explaining his
concerns with the size of the chargers. Chairman explained the regulation has to be specific to
Litchfield to address P&Z issues and the long-term impact on the business community.

Public Comment: Liz Devos concerned about pedestrian safety.

P. Losee moved to close the hearing at 7:46, P. Dauten seconded and the motion passed
unanimously. Application placed on May 16, 2022 for vote.

2. 568 Torrington Rd. – Katalyst Kennels, LLC – (Scot Olson)        4-18-2022
Modification to Special Exception from Kennel/Veterinary Hospital to Special Exception
Kennel/Training Facility/Veterinary Hospital in GR/RR District. Legal notice read into the minutes. Kate Graham from Katalyst Kennel presented green cards and
proof of ownership. Letter from NW Corner Veterinary Hospital LLC, Dr. Daniel Doyle in support of
Kate Graham was read into minutes.
Public comment: None.

J. Cox moved to close the hearing at 7:55, P. Losee seconded and the motion passed
unanimously.

P. Losee moved to approve the application and P. Dauten seconded and the motion passed
unanimously.
3. **Northfield & Richards Rd. (Map 025, 026,01B) – Samson**  
4-18-2022

Two lot re-subdivision.


Public Comment: Nan Murphy questioned uses for housing, stated one house is used as an Airbnb.

Dennis Murphy asked about frontage distance of wetlands to house to be built. Concerned houses will be rentals or Airbnbs. Stated lack of regulations for Airbnbs or rentals.

Tim Chapulis. Spoke highly of C. Samson. Relieved to learn land staying in the family. Spoke in favor to the re-subdivision.

D. Murphy neighbor to east. Concerns include water volume to support houses and dry fire pond and sanctity of wetlands. D. McMorrow answered questions.

J. Cox moved to close the hearing at 8:32, P. Losee seconded and the motion passed unanimously. Application placed on 5/16/2022 agenda.

4. **256 Old South Rd. – Litchfield Country Club**  
4-18-2022

Site Plan to relocate existing paddle tennis court and add a second court (removed in late 80’s) and adding a warming hut.

Jim Strub requested the application be withdrawn.

5. **Approval of Minutes April 4, 2022** S. Simonin moved to approve the minutes, J. Cox seconded and the motion passed unanimously.

6. **Old Business:** Reviewed Farm Ordinance approval at Town Meeting. Need to review Farm Regulations. Spoke to budget concerns and need for planner to review regulations.

7. **New Business:** None

8. **Correspondence:** None

*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.*
Adjournment: S. Simonin moved to adjourn at 9:02, J. Cox seconded and the motion was passed unanimously.

Respectfully Submitted,

L. Robyn Ryle
Recording Secretary

[Signature]

5/2/22