**LITCHFIELD PLANNING AND ZONING COMMISSION**

**MEETING MINUTES**

May 16, 2022

Town Hall Annex, 80 Doyle Rd. Bantam

**In Person Meeting**

 **Call to order:** Chairman Carol Bramley called the meeting to order at7:03pm.

 **Members Present:**  Peter Losee, Peter Dauten, Stephen Simonin, Burke Gibney

 **Members Absent:** Jordan Richards, Norm Sauer, Abby Conroy, John Cox

 **Appointment of Alternates:** Guy Cunningham

 **Commissioner’s requests:** None

Chairman Bramley explained that the two applications were not voted on at the April 18, 2022 meeting because at the time there was not a Land Use Secretary and when an application is acted upon it must be noticed in the paper.

**APPLICATIONS CONSIDERATIONS**

1. **Volta Charging, LLC – Zoning Regulation Text Amendment –** Amendments to the Zoning Regulations to permit Electric Vehicle Charging Kiosks in the C202 Zone subject to specific location, bulk, design and visibility.

 There was lengthy discussion. The Application for Zoning Regulation Text Amendment to permit EV Charging Kiosks with Signage, S. Simonin moved for denial and P. Losee seconded for the following reasons:

1. The maximum number of kiosks based on under or over 20,000. square foot of gross floor area is too many.
2. Calculations for the amount of signage permitted adds and shifts the calculations from a maximum of one square foot for every foot of linear frontage of a structure to the amount of gross floor area.
3. The overall size of the kiosks combined with location within 100 feet of a pedestrian access to a building is a safety hazard.
4. Litchfield’s Zoning regulations do not consider signs accessory structures. The change to accessory structures will have an effect on all accessary structures in town.

 The motion passed unanimously.

1. **Northfield & Richards Rd.** **(Map 025, 026, 01B) – Samson –** two lot resubdivision.

It was noted the application was complete. S. Simonin moved to approve Northfield & Richards Rd (Map 025,026,01B)-Samson two lot re-subdivision, P. Dauten seconded and the motion passed unanimously with the following conditions: a Mylar map must be submitted within 45 days of approval for the Chairman’s signature and permanent pins must be placed on the new lot.

1. **Approval of Minutes May 2, 2022:** P. Dauten moved to approve the minutes, P. Losee seconded and the motion passed unanimously.
2. **Old Business** There was discussion as to the two Agenda items regarding Cannabis presented at town meeting 5/12/22. Commissioners agreed there should be an ordinance regarding Cannabis as town police could respond and enforce complaints, rather than just the Land Use Administrator handling issues as regulation violations. Again, the Commission suggested the Town’s people decide if Cannabis establishments are wanted in Litchfield. Cannabis will be put on the P & Z July 18th agenda to extend the Cannabis moratorium to 12/31/22 to allow the Town’s August Town Meeting to further decide whether to put Cannabis to a Town Vote.

 The commission sees the need to consult a Town Planner due to recent Legislative zoning requirements to provide guidance in writing regulations. C. Bramley stated both Tom McGowan and former Guilford Planner, George Krahl suggested we contact Glenn Chalder from Planimetrics Inc., Simsbury, CT., for consulting. Items in question include: Cannabis regulations; EV chargers; accessary apartment; farm regulations; outdoor dining. Mr. Calder will be requested to provide an estimate of cost based on the drafting of the scope of work to be provided. The estimate will be the basis of an RFP to solicit planning consultants.

1. **New Business:** Dr. Tobin suggested the COG be contacted for guidance about planning issues and will visit the COG.
2. **Correspondence:** COG send hazardous waste day notice.

**Adjournment:**  P. Losee moved to adjourn at8:00pm, S. Simonin seconded and the motion passed unanimously.

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Carol Bramley, Chairman Date