1. **Call to Order/Appointment of Alternates**
   Acting/Vice Chairman Peter Losee called the meeting to order at 7:00 pm.
   Members absent - C. Bramley, A. Conroy, G. Cunningham.
   Appointment of Alternates – N. Sauer

2. **Commissioners requests** – None

**PUBLIC HEARINGS**

3. **Litchfield Land Trust – 28 Russell St.** - Special Exception Philanthropic/Instructional/Educational and Public Administrative Facility use in the HTC District.
   M. Connor read the legal notice published on August 3 and 8, 2022 into the record. J. Richard’s reviewed postal green cards. Peter Litwin, co-property manager, gave details of the property, history and building’s south, middle and north units/tenants. LLT received property thru the generous donation and support of Peter and Susan Aziz. Building renovations are being completed mostly by volunteers with long term goals for property to be like a park. For property’s long history of many uses, 550 page environmental report has found location to be remarkably clean. Engineer Ken Hrica has mapped and taken elevations but has not done a site plan yet. M. Connor noted parking for building size requirement is eight spaces plus one handicap space and application is not for any outside changes to building, just for use of building. Building is connected to town sewer and will have handicap access on the west side. Drainage issue will be corrected.

   P. Losee asked if anyone present was for or against the application. No one was present for either.

   S. Simonin moved to close the hearing, J. Cox seconded and vote was unanimous except for B. Gibney abstaining as he is a neighbor and was within the distance to be notified.

   S. Simonin moved to approve the Special Exception for Philanthropic/Instructional/Educational and Public Administrative Facility use in the HTC District on the condition that the historic 9 foot lamppost to be located on the building’s northwest corner be a full cut off fixture and be in compliant with the 505.6.3 Light Pollution Controls of the Connecticut Building Code. P. Dauten seconded. Vote was unanimous except for B. Gibney abstaining.

4. **Stronk – 587 Northfield Rd.** – Special exception to install 54’ extended (22’ when retracted) ground mounted tower for amateur radio in RR District.
   Application was withdrawn.

**RECEPTIONS**

5. **Roberts – 65 Hopkins Rd.** – Receive and set public hearing (9/19) for Special Exception Shop and Storage Use by Contractor in a RR District.
Andrew Roberts is proposing an existing 1,800 square foot, 3 car garage not visible from the road be used for his landscaping business. Garage will have landscaping materials, snow blowing and snow removal equipment, mowers, hand held equipment and possibly one truck. Parked outside and also not visible from the road will be four landscaping trucks, three trailers, a mini excavator and a skid steer. There will be no liquids, fuels or salts stored inside or in parking area. PZC requested printed photos, setbacks and location of where vehicles are to be parked. A motion was made to set public hearing for September 19, 2022 by S. Simonin, seconded by P. Dauten and was unanimously approved.


Elliot Hitchcock from Aegis Electrical Systems and Paul Ofman were present for the application. E. Hitchcock stated array will consist of 45 solar panels and be located between an existing retaining wall and an in ground pool. Array will be 16’ by 66’ and side setback is 60’. A shared driveway on the west side of property will have significant natural screening. E. Hitchcock provided photos of multiple viewpoints from cul-de-sac, driveway and proposed array location showing natural screening. Only array’s top corner will be visible from an area on the shared driveway. Array will be set at a 20-25 degree angle and have a maximum height of 8’. M. Connor stated with array’s close proximity to septic system, TAHD approval is needed and noted regulations BB regarding if demolitions are required in the future as a condition of approval. A motion was made to set public hearing for September 19, 2022 by S. Simonin, seconded by J. Cox and was unanimously approved.

7. Draft Affordable Housing Plan Presentation by Jocelyn Ayer

[Commissioners reviewed draft plan received by email prior to tonight’s meeting.]

Planning consultant Jocelyn Ayer worked with the Litchfield Housing Plan Steering Committee for the previous 9 months on drafting housing affordability plan. In 2017, State of CT passed legislation (Statute 8-30) requiring every town to have a plan and Litchfield received a grant from the Department of Housing to create one. There are currently 624 households in town paying more than 50% of their income on housing costs and 40% of households would qualify to live in affordable housing. Only 4% of our housing stock is considered affordable. Any town with less than 10% is open to a developer using Statute 8-30g to override zoning to meet threshold. There was discussion on allowing land owners to make a free “second cut” when donating a parcel to a non-profit housing organization without subjecting cut to subdivision regulations. This plan is comparable to POCD adopted by PZC on May 15, 2017. If PZC approves plan, it is going to the Board of Selectman. After BOS, M. Connor stated Plan, if to be adopted as a part of POCD, would need a public hearing. D. Raap contributed town has inquired about two unused state owned buildings as a possible acquisition for the housing trust. A motion was made to approve Draft Affordable Housing Plan by P. Dauten and seconded by B. Gibney. J. Cox, P. Dauten, B. Gibney, P. Losee and J. Richards voted yes to approve. N. Sauer and S. Simonin voted no.

8. Zoning Issues for the Commission – Pubic comment permitted for this agenda item

a. Hubbell

The event of concern did not go on as advertised. J. Cox read into the record a letter to Attorney Steve Byrne from the Hubbell’s Attorney Jonathan J. Meter.

b. Hunter’s Chase

Steve and Roberta Coleman presented their concerns. They have been residents for 16 years. S. Coleman was Association President twice, most recently 2017 to 3 weeks ago. There
are 67 units, 10 were recently completed with 5 finished units remaining unsold. Roads are newly paved. In 2005, property was originally approved for 103 units but cut back to 90. Haley Lane is zoned for approximately another 25 units. Developers have been asked many times but will not disclose if they intend on continuing with construction of additional units and D. Tobin recommended adding this to the agenda. S. Coleman is also concerned about the 2015 structure fire debris still stored on Haley Lane. The first builder lost the property to Webster Bank which then sold property to current developer in 2011. Current Association President is Albert Ritucci. P. Losee stated the new Zoning Enforcement Officer, M. Connor, will investigate the issue.

c. Zoning Enforcement Officer
A motion was made to appointment M. Connor as Interim Zoning Enforcement Office by J. Cox, J. Richard seconded and all voted unanimously.

d. Additional
None

9. Old Business
None

10. New Business:
None

11. Approval of Minutes July 18, 2022
S. Simonin motioned to approve the July 18, 2022 minutes, B. Gibney seconded, N. Sauer abstained and voting commissioners approval was unanimous. C. Bramley was not present to sign approved minutes.

12. Correspondence
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.

P. Losee read into the record August 10, 2022 letter received from Attorney Michael Tansley sent on behalf of his client, Michael Cicchetti. Letter expressed appreciation of PZC, Attorney S. Byrne and D. Tobin for their assistance in preventing the 2022 Biennial Reunion of the Hubbell Society Museum and Library from disrupting their Hutchinson Parkway neighborhood.

13. Adjournment
S. Simonin motioned to adjourn at 8:50 p.m., J. Cox seconded and vote was unanimous.

____________________________________ ___________________________
Peter Losee, Acting/Vice Chairman Date