1. Call to Order/Appointment of Alternates –
   Chairman C. Bramley called the meeting to order at 7:00 pm.
   Appointment of Alternates – N. Sauer

2. Commissioners requests – None

2a. Mack V, LLC - Zoning Regulation Text Amendment – adding a new SF-1 Single Family Residential District– Amendment to the Zoning Regulations to create a new residential zone to allow single family residences on lots 12,000 sq. ft. or larger and serviced by public water and sewer. AND

Mack V, LLC Parcel #145-021-010 – Change to Zoning Map – requesting existing RR district with 91.6 acres to a proposed SF-1 district (see above).

Motion made to add 2a. to the agenda by P. Losee and seconded by B. Gibney, vote was unanimous. Mack V has withdrawn both applications.

APPLICATION CONSIDERATION

3. 6645 Federal Square Realty - 7-55 Village Green Dr. – Receive Site Plan Application for Bank with Drive Thru and Retail Small Shop in C-202 District.
   M. Goldstick and L. Mauro of Solli Engineering were present for the application. L. Mauro stated proposed development is in an underutilized, overflow parking area on the property. At the July 18 meeting, PZC asked for three issues to be corrected. It was noted signage to drive thru is more clearly marked, green space percentage and square footage has been added to maps/plans and stockpile will be moved away from restaurant to a less impactful area.
   On August 10, proposal received approval and a favorable report from the Inland Wetlands Commission. Letter from Fire Marshal on August 29 approved truck turning template for parking lot. On September 1, DRAC gave a favorable recommendation to “Alternate 08/29/22 Option 2” with a white and grey color scheme. C. Bramley read into record approval letter from WPCA received today stating there is existing capacity to accept the projected flow. C. Bramley noted main entrance has been moved closer to Route 202, before the cross entrance to Dunkin Donuts and four landscape islands will be removed to accommodate the new traffic flow for bank. There was discussion as to the stripped island adjacent to the walkway be a raised island for pedestrian safety. Motion to approve site plan application of 6645 Federal Square Realty – 7-55 Village Green Drive for a bank with drive thru and retail small shop in C-202 district noting drive thru is solely to be used for a bank as stated on the affidavit submitted in file and conditioned on the converting of the stripped island adjacent to the walkway between buildings be a landscape island was made by S. Simonin, seconded by P. Losee, vote was unanimous.
4. Lopez (Schneider) - 257 Maple Street – Ground mounted solar – Receive Site Plan and set public hearing (10/3) for Special Structures Harvesting Facilities in RR District.

C. Bramley read into the record the email response to questions from M. Connor to Sarah DeGemmis of Earthlight Technologies – TAHD has been contacted, ground mounted solar panels are roughly 890 square feet, maximum height is roughly 11’, there is adequate screening and question regarding demolition plan after array’s life expectancy is not answered. At hearing, applicant will need to show what screening is to be used. S. Simonin moved to set public hearing for October 3, P. Losee seconded and vote was unanimous.

5. Old Business - :

Planning discussion with Glenn Chalder, AICP/Planimetrics. Inc.

a. Cannabis – Purpose is to provide appropriate standards in the event retail cannabis sales are allowed in Litchfield after the November 8, 2022 town vote. Planimetrics draft outline states recognized definitions are the same as Public Act 21-1, where permitted requires a Special Exception, permitted establishments can only be in the Route 202 Commerce District and/or the Riverview Commerce District, must be one mile from a school or place of worship and follow state recognized guidelines for alcohol. If approved, COG must be notified. It was acknowledged other towns have already or will soon be approving it and will be receiving the 3% sales tax revenue. This is an opportunity to provide jobs and economic development. Options are to continue moratorium or hold a public hearing. C. Bramley stated this is on hold until we have results from November 8 vote.

b. EV Charging Stations – Proposed to be under Off Street Parking and Loading in regulations. S. Simonin suggested changing just battery to battery/fuel cells. EV to be Permitted as an accessory to residential dwellings. Will be allowed in front yards by Special Exception. All non-residential will need Site Plan approval with no public hearing. Commercial zones won’t be forced to provide but will received 10% parking space reduction incentive to provide EV. No displays or advertising allowed. Zoning regulations will be shared with J. Worthington in Building Department.

c. Solar Energy Systems – Name changed from current Solar Harvesting Facilities. Roof mounted are a regular Permitted use. Ground mounted over 500 square feet or 15 feet high are by Special Exception and are not allowed between a house and street anywhere. M. Connor stated, if applicable, TAHD approval is required and Special Exception is filed with the land records.

6. New Business:

a. Food Truck Ordinance – It was noted that First Selectman’s Office control over food trucks should be more broadly approved. Issue is going to a town meeting soon.

b. Commission discussed need for universal meeting location with professional equipment to record, livestream and get more public participation from meetings.

c. At today’s Board of Selectman’s meeting, there was no comment or vote on Jocelyn Ayer’s draft Affordable Housing Plan.

7. Approval of Minutes August 15, 2022

Correction to minutes –

7. Draft Affordable Housing Plan Presentation by Jocelyn Ayer – vote should have read as follows: “A motion was made to approve Draft Affordable Housing Plan by P. Dauten and seconded by B. Gibney. J. Cox, P. Dauten, B. Gibney and J. Richards voted yes to approve.
N. Sauer and S. Simonin voted no, P. Losee abstained.” P. Losee was a Litchfield Housing Plan Steering Committee Member and did not vote on agenda item #7.

Noting correction, B. Gibney moved to approved minutes, P. Dauten seconded and vote was unanimous.

8. 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.

Two letters – A Northfield resident is concerned about a neighbor parking a commercial fuel truck every night in a residential zone. Both Northfield residents for the same address are requesting the PZC adopt a regulation prohibiting roosters on property not zoned as a farm.

9. Adjournment

S. Simonin motioned to adjourn at 9:33 p.m., P. Dauten seconded and vote was unanimous.

____________________________________  __________________
Carol Bramley, Chairman                  Date