LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES
October 17, 2022, 7:00 p.m.
Town Hall Annex, 80 Doyle Rd. Bantam
In Person Meeting

Call to Order/Appointment of Alternates –
Chairman C. Bramley called the meeting to order at 7:00 pm.
Appointment of Alternates – None

2. Commissioners requests – None

PUBLIC HEARINGS

3. Lopez (Schneider) - 257 Maple Street – Ground mounted solar – Site Plan for Special Structures Harvesting Facilities in RR District.
   C. Bramley read the legal notice published 10/6 and 10/12 into the record. P. Losee confirmed the postal notification list and green cards. Jacob Schneider of Earthlight Technologies was present for the application. Ground mounted solar array will be 55’ x 22’ with 42 panels, is not near wetlands and has TAHD approval. The only disturbance to the ground will be 6’ screws that attach and secure array to the ground and 175’ electrical trench to the house.
   Public comment: Neighbor Joel Benson questioned array’s location and then spoke in favor of application. Homeowners S. Lopez and C. Bassarab explained array located next to stockade fence and an open field will obscure their view but not the neighbors. No one spoke in opposition. B. Gibney moved to close the hearing, P. Losee seconded and all voted in favor.
   Commission discussed the adequate screening, downhill topography and array not being visible from the road. S. Simonin moved to approve, P. Losee seconded and all voted in favor.

   C. Bramley read the legal notice published 10/6 and 10/12 into the record. P. Losee confirmed the postal notification list and green and white receipts. J. & S. Zwick were present for the application. They stated once residence is completed, they are moving in. Accessory apartment will have one bedroom, is within size requirements and will be located off of the garage. Residence has three off street parking spaces. There is no wetlands on property. Septic is designed for four bedrooms. Application has TAHD approval. M. Connor did a site inspection.
   Public comment: C. Bramley read letter of support from neighbors D. & C. Geiger. No one else spoke for or against the application. J. Cox moved to close the hearing, P. Losee seconded and all voted in favor.

5. Wilson (Deering) – 110 McBride Road – Application for Two Lot Subdivision with a Special Exception for an interior lot in RR District.
   C. Bramley read the legal notice published 10/6 and 10/12 into the record. P. Losee
confirmed the postal green cards and letter sent to neighbors. W Deering and D. Wilson were present for the application. TAHD and IWC have approved. C. Bramley read the TAHD approval letter into the record. D. Wilson stated 120’ section of interior lot’s driveway has a 16% grade but as built could be a condition of approval. The only frontage the interior lot will have is at driveway. Power will be underground. Erosion and sediment plan will be submitted with house plan. W. Deering is looking for an open space waiver for subdivision since property is going to a family member but public hearing is for the Special Exception interior lot. Application does meet the open space waiver requirements.

Public comment: A. Deering is in favor of the application as it will be his primary residence. Neighbors E. Neil and P. Hickey questioned location of subdivision and then gave their support. No one spoke in opposition of the application. J. Cox moved to close the public hearing, B. Gibney seconded and all voted in favor.

Motion for the open space waiver was made by P. Losee and seconded by B. Gibney. J. Cox abstained with voting commission members unanimous approve. Motion to approve application with the condition that an as built for driveway with a maximum grade of 15% for no more than 100’ is required and an E & S control plan be submitted with the house plan zoning permit application was made by J. Cox and seconded by P. Dauten. There was no discussion and vote was unanimously approved.

**APPLICATION CONSIDERATION**

6. **Yield Properties – 7 Ifland Pond Road** – Receive Site Plan to remove pole barn and add storage bins in RC District.

   D. McMorrow of Berkshire Engineering and owner C. Bothroyd were present.

   Applicant seeks to continue the previous retail and bulk materials use on this former Agway property. Proposed improvements are for minor regrading, installation of 10’ x 25’ x 8’ concrete material bins and undercover “dry” storage for compost products, salts and topsoil. There will be some retail sales for landscaping and construction supplies/materials but bulk of sales is expected to be wholesale. There will be compact equipment rentals. Store will operate M-F 7:00 am - 5:00 pm, Sat 8:00 am – 4:00 pm and Sun 9:00 am - 3:00 pm. Traffic will decrease from past use. Retail sales will have ten employees with two or three per shift. Material sales have four employees with one or two per shift. Parking space requirements are met. No new lighting is proposed. There are no wetlands, ground water issues or changes to drainage. No hazardous material materials except for salt will be stored outside. All fertilizers and pesticides are stored inside. TADH approval has been received. B. Gibney moved to approve the application, S. Simonin seconded and all voted in favor.

7. **Yield Properties – 27 Ifland Pond Road** – Receive Site Plan to add storage bins in RC District.

   Again, D. McMorrow of Berkshire Engineering and owner C. Bothroyd were present.

   Application is similar to #6 above. Storage bins will be the same as #6 and will also include 24’ x 48’ covered bins. Material sales will have four employees with one or two per shift. Hours of operation are M-F 7:00 am - 5:00 pm, Sat 8:00 am - 4:00 pm and closed Sundays. Heavy equipment is to be stored and asphalt, concrete, stone and earthen materials will be recycled into usable products on this property. TAHD has approved. At this time, there is no plan to join
adjoining parcels. S. Simonin moved to approve application, J. Cox seconded, there was no discussion and approval vote was unanimous.

**RECEPTIONS**

8. **Federovich - 63 Fern Avenue** - Receive and set public hearing (11/7/22) for Subdivision in RR District.
   
   D. McMorrow was present for the application. M. Connor did a site inspection today. Soil Scientist Report from 2006 states property has no wetlands. B. Gibney moved to set public hearing for 11/7/22 for a resubdivision, P. Losee seconded and approval vote was unanimous.

9. **Old Business**
   
   J. Cox made a motion to send amendments to regulations to a public hearing for 11/21/22, seconded by S. Simonin, no discussion and approval vote was unanimous.

10. **New Business**
    
    Joseph Vanormer of Boy Scout Troop 29 (Bantam) attended all of tonight’s meeting to receive his communications merit badge. He was impressed by how meeting was run and what it takes to approve applications.

11. **Approval of Minutes October 3, 2022**
    
    P. Dauten moved to approve the minutes and S. Simonin seconded. There was no discussion, J. Cox and B. Gibney abstained and voting commissioners unanimously approved.

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*

    M. Connor sent amendments to regulations (see #9 Old Business) to the COG on Friday, October 14, 2022 at 2:35 pm. Emily Hultquist from COG responded at 2:40 pm with a thank you, they will review and comment accordingly.

13. **Adjournment**
    
    S. Simonin moved to adjourn at 8:26 pm, J. Cox seconded, there was no discussion and vote was unanimous.

Carol Bramley, Chairman

[Signature]

*November 7, 2022*