**LITCHFIELD PLANNING AND ZONING COMMISSION**

**MEETING MOTIONS**

**Monday March 20, 2023, 7:00 p.m.**

**Town Hall Annex, 80 Doyle Rd. Bantam**

***In Person Meeting***

**1. Call to Order - Appointment of Alternates**

 Chairman C. Bramley called the meeting to order at 7:01 pm.

 Members Present- C. Bramley, J. Cox, P. Dauten, B. Gibney, M. McIntyre, S. Simonin

 Land Use Administrator Spencer Musselman.

 Members Absent- A. Conroy, G. Cunningham, P. Losee, N. Sauer

 Appointment of Alternates- M. McIntyre

**2. Commissioners Requests**

**CONSIDERATION**

**3. 704 Northfield Road - Fabia –** Special Exceptions for use as Shop and Storage by a Contractor and a Home Occupation (Massage Studio) in the RR district. Received on 1/17/23. Public hearing opened on 2/21/23. Public hearing closed on 3/6/23.

B. Gibney moved to approve the Special Exception for a Home Occupation (Massage Studio) in the RR District at 704 Northfield Road with the hours of operation being between 9:00am to 6:00pm, 4 days per week, with 3 clients per day and with the conditions outlined in the letter C. Fabia submitted to the Commission on 3/6/23. P. Dauten seconded. There was no discussion and the motion was unanimously approved. S. Simonin abstained.

B. Gibney moved to approve the Special Exception for Shop and Storage by a Contractor in the RR District at 704 Northfield Road with the hours of operation being between 9:00am to 5:00pm Monday- Friday and with the conditions outlined in the letter S. Fabia submitted to the Commission on 3/6/23. P Dauten seconded. After discussion concluded the motion was approved 3-2 with Commissioners J. Cox and M. McIntyre being in the negative. S. Simonin abstained.

**PUBLIC HEARING**

**3. 29 Stoddard Road- Town of Litchfield –** Site Plan for installation of a 1.07-acre solar array on Town of Litchfield property at the Water Pollution Control Authority plant. 8-24 application approved on 2/21/23. Received on 2/21/23.

J. Cox moved to close the public hearing. S. Simonin seconded. There was no discussion and the motion was unanimously approved.

J. Cox moved to approve the Site Plan for installation of a 1.07-acre solar array on Town of Litchfield property at the Water Pollution Control Authority plant with the condition that a landscape buffer be installed along the eastern edge of the entry drive along the western edge of the solar array and that the trees shown in the site plan to remain are left standing. S. Simonin seconded. After discussion concluded the motion was approved 4-2 with Commissioners B. Gibney and M. McIntyre being in the negative.

**4. 587 Northfield Road – Stronk** – Special Exception for a 54-foot tower for amateur radio use in the RR District. Refer to CC. Special Structures: Communications Facilities regulation. Received on 2/6/23.

Public Hearing continued to the next meeting 4/3/23 at 7:00pm at 80 Doyle Road, Bantam, CT 06750.

**REGULAR MEETING**

**5. Outdoor Dining Forum (Continued):**

 a) Expiration of CGS Special Act 21-3 on April 30, 2023.

 b) Solicited comments from the following;

 Gayle Carr – Acting Warden, Borough of Litchfield

 Julia Metcalf - Chair of Litchfield Historic District Commission

 Christopher Wilcox - Fire Marshal

 John Worthington - Building Official

 Existing 7mm outdoor dining permittees

 c) Inventory of existing outdoor dining COVID permits.

**6. Old Business:**

**7. New Business:**

**8. Approval of Minutes March 6, 2023**

Approval of the 3/6/23 minutes deferred to the next meeting 4/3/23.

**9. Correspondence**

**10. Adjournment**

S. Simoninmoved to adjourn at 9:58 pm. P. Dauten seconded and the motion was unanimously approved.

Carol Bramley, Chairman 3/16/2023