

**LITCHFIELD PLANNING AND ZONING COMMISSION
MINUTES**

**Monday October 2, 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 7:00 pm.

Members present – C. Bramley, J. Cox, P. Dauten, P. Losee, R. Lupo, N. Sauer, S. Simonin, Land Use Administrator S. Musselman.

Members absent - G. Cunningham, B. Gibney, M. McIntyre.

Appointment of Alternates – R. Lupo.

2. Commissioners Requests

None.

3. 481 Bantam Road – Holland House LLC. – Special Exception for a mixed-use building (bakery and accessory apartment) in the C-202 district. Received 10/2/23. Set public hearing for 10/16/23. MBL # 085-054-037.

W. Joas was present for the application and gave a brief history of the Dutch Epicure Shop owned by her family since 1967. Property was previously a pediatrician's office. Intent for first floor is to operate the bakery and rent out unneeded space and second floor for a mixed use with possible apartments. The parking lot addition received IWC approval several years ago. It has drainage going to a rain garden but area is now severely overgrown and should be cleaned up. Commission will need interior layout with square footage, retail info, designation of parking spaces including handicap spaces, WPCA and FM approval, White Memorial deed restrictions, stormwater system and drain maintenance to rear swamp, dumpster locations and intended signage. Public hearing must be scheduled prior to 12/04/23. Application is continued until the next meeting.

J. Cox moved to add **3a. 270 Campville Road – Fenn** -Special Exception Shop and Storage Use for garage/storage in RR District to the agenda, N. Sauer seconded, there was no discussion and approval vote to add was unanimous.

3a. 270 Campville Road – Fenn -Special Exception Shop and Storage Use for garage/storage in RR District.

S. Fenn was present for the application. He is interested in purchasing the property and wanted an informal discussion with commission to explore options for use. There is currently a 1972 trailer and a small driveway at the location. Even though property abuts the Route 8 onramp, it is in a residential neighborhood and would not be suitable for storage of heavy equipment or large commercial vehicles. Applicant suggested operating a firewood, landscaping, self storage or truck repair business. C. Bramley stated the Riverview Commerce or C-202 Commerce Districts would be a better alternative. Applicant asked about an apartment building. Commission noted only a duplex would be allowed unless property included construction of affordable housing. Location will need Torrington Area Health approval for well and septic.

Unusual triangle shape of property may limit what is allowed. Applicant should contact Public Works or DOT in Thomaston regarding any interstate highway setbacks.

4. Land Use Administrator's Report

a. Permits

For September, 14 permits were issued for a 2023 total of 106.

b. Budget

PZC - YTD \$392.50 or 5.6% spent with \$3,220 remaining for legal and \$2,887.50 for professional services.

c. Enforcement

65 Hopkins Road – Mr. Roberts is intending on renting another Litchfield garage but an ordered door still has not arrived and property needs some wiring prior to moving in. P. Losee moved that deadline would be extended until 10/15/23 pending verification that door has been ordered and address of new location is received. N. Sauer seconded. Discussion was that issue would be reviewed with Attorney S. Byrne and reevaluated at the 10/16 meeting. Vote to approve was unanimous.

82 E. Litchfield Rd S. – Landscaping business appears to be subletting to an excavation company and is a modification of an existing zoning permit that intensifies the use of the property. A violation letter will be sent.

Stop & Shop – Seasonal goods for sale are being stored outside the building. Site plan allows for three tables between front doors and bottle return area but the narrow front sidewalk is currently also being used. Building was not designed to include an outside display area. New store manager will be informed of violation.

Hunter's Chase – During the previous two months, S. Musselman has had multiple conversations with J. Fazekas of Hunter's Chase and R. Emond, the consulting engineer hired by the management company, regarding the excessive stormwater runoff and flooding to downhill properties. It was determined stormwater controls of vegetated swales with crushed stone checked dams at 100' intervals shown on the 11/08/02 site plans were never installed. J. Cox moved to approve the red outlined remediation area immediately subject to engineered plans submitted to and approved by town engineer, R. Alexe. N. Sauer seconded, there was no discussion and approval vote was unanimous.

5. Old Business

a. 14 Plumb Hill Road – Modification to approved solar array landscape design. MBL # 085-054-001.

C. Bramley and S. Musselman met with R. Alexe last week. The new public works project manager, B. Seamans, is a landscape architect and designed vegetative screening for the fencing and solar panels at Litchfield High School visible from Route 202. The commission felt the maple and birch trees screened the solar array well when in full leaf but there may be gaps during the winter months. If this is the case, the recommendation is for a few deciduous shrubs be added along the outside of the fence to distract the eye from the fencing and array framing. J. Cox moved to approve the revised landscape plan for the placement of ten (10) *Pinus flexilis* evergreens with the request that the easterly section of fencing be revisited for

possible shrub placement after the leaves drop. N. Sauer seconded, there was no discussion and the approval vote was unanimous.

6. New Business

Commission discussed 10/02/23 Waterbury Republican article on Woodbury Airbnb lawsuit. A Litchfield town regulation will be explored. C. Bramley appointed J. Cox and S. Simonin as a subcommittee to review Airbnb regulations from other towns.

7. Approval of Minutes September 18, 2023.

S. Simonin moved to approve the minutes, J. Cox seconded, there was no discussion and approval vote was unanimous.

8. Correspondence

None.

9. Adjournment

S. Simon moved to adjourn at 8:18 pm, J. Cox seconded, there was no discussion and approval vote was unanimous.

Carol Bramley, Chairman

Date