

# **LITCHFIELD PLANNING AND ZONING COMMISSION**

## **Minutes**

**Monday March 18, 2024, 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, C. Bunnell, J. Cox, P. Dauten, M. Eucalitto, G.

Fuessenich, P. Losee, R. Lupo, S. Simonin, Land Use Administrator S. Musselman.

Members absent - B. Gibney.

Appointment of Alternates – C. Bunnell.

### **2. Commissioner's Requests**

None.

**3. 28 Russell Street – Litchfield Land Trust** – Site plan modification for the addition of a caboose, reconfiguration of tenant/greenway parking, addition of handicap accessible parking. Received 3/18/24. MBL# 196-47H-025.

Land Trust Board of Trustees Director B. Andrulis-Mette was present for the application. A narrative was provided that clarified building use, hours and utilized parking for each tenant. Only the portion of page two regarding the caboose was read into the record. It was noted that map with EV charger location did not account for modifications to parking lot and adjustment was not made to map's table. Chairman Bramley stated property has sufficient parking. P. Losee moved to approve the site plan modification for the addition of a caboose, reconfiguration of tenant/greenway parking and addition of handicap accessible parking with the noted parking table map correction to be included on the mylars and P. Dauten seconded. J. Cox inquired about the history of the caboose and how it arrived in Litchfield. B. Andrulis-Mette gave a brief explanation on how the Land Trust acquired it, how it was transported from Stamford to Litchfield and plans for its restoration. The commission unanimously approved the application.

**4. 28 Russell Street – Town of Litchfield** – Site plan for the installation of one (1) electric vehicle charging station to serve two (2) parking stalls. Received 3/18/24. MBL# 196-47H-025.

Public Works Project Manager, B. Seamans, was present for the application. This application is similar to the EV charging stations approved at the West Street Municipal Lot and at 74 West Street Town Hall Lot. EV Chargers were originally approved for across the street at Public Works but would be better utilized at trail head for visitors using the greenway. The town submitted a perpetual license agreement with the Land Trust for the EV chargers. Application is going before the HDC on 03/21. M. Eucalitto moved to approve the site plan for the installation of one electric vehicle charging station to serve two parking stalls, P. Dauten seconded, there was no discussion and vote to approve was unanimous.

**5. 550 Goshen Road – Connecticut Jr. Republic Assoc.** – Site plan modification for the replacement of an existing hay barn with a new and larger 48' x 100' hay barn (net + 2,215 ft). Received 3/18/24. MBL# 160-1-1.

Chairman Bramley recused herself and left the meeting room. Vice-Chairman Losee lead the discussion. Architect H. Thomas, Project Engineer R. Reynolds and Architect P. Amara were present for the application. H. Thomas gave a brief history on the 1950s hay barn being replaced. New structure will have identical usage but will be somewhat larger on the north and west sides. Barn cannot expand to the south or east due to topography and a water main. Application was to go before IWC on 03/13 but meeting did not have a quorum. Application will be review by IWC at a special meeting on 03/27. Dark sky friendly, full cut off lighting will duplicate existing lighting with a single light over each door at barn ends and on either side of the third door located in the middle of long side. Structure will have limited visibility from Route 63. Rain water from roof will be collected and drained to a rain garden. R. Reynolds stated barn will have running water but will not have bathrooms. Site improvements will include a new access drive, a rain garden and swale for water runoff. P. Amara detailed pole barn will be heavy timber with a gravel floor, an interior loft and sliding doors on ends for a traditional drive thru style. Barn's colored metal gabled roof will have a copula for aesthetics. Building may have CJR logo for identification. H. Thomas spoke with the Fire Marshal today and S. Musselman is expecting a comment tomorrow. Application was continued to the next meeting following FM and IWC approvals.

### **Planning**

#### **6. Review of Section 6 “Permits, Approvals, and Exceptions” formatting and criteria -** Revisions to 6.6 Special Exception and 6.7 Site Plan criteria. Set public hearing.

The Commission had a lengthy discussion regarding long overdue revisions to the Special Exception and Site Plan regulations. As presented, regulations were reviewed line by line. APA Planner, M. Connor, was in the audience and made some comments at the request of the commission. Discussed revisions will be made in time for public to review prior to the hearing. J. Cox moved to set a public hearing for revisions to 6.6 Special Exception and 6.7 Site Plan for 05/06/24, P. Losee seconded there was no discussion and vote was unanimous.

#### **7. Old Business**

None.

#### **8. New Business**

- a. Discussion of legislative actions by the State.

The state is introducing legislation to establish a housing density rating and point program that encourages municipalities to adopt zoning regulation allowing for the development of greater housing density. Legislation takes away local zoning control, does not help communities create affordable housing and appears to benefit developers.

#### **9. Approval of Minutes March 4, 2024.**

S. Simonin approved the 03/04 minutes, J. Cox seconded, there was no discussion and approval was unanimous.

#### **10. Correspondence**

The Land Use office received three identical letters from Mr. Copeland of 342 Bantam Road between 03/11 and 03/18. Letters details the civil disagreement and litigation between Mr. Copeland and his abutting neighbor at 348 Bantam Road. Mr. Copeland expressed frustration with the Land Use office for not enforcing penalties for violations on the neighboring property under CT General Statute 8-12. The town does not have a regulation (or an ordinance) for imposing financial penalties for violations. Commission cannot determine by Mr. Copeland's letter what violations he is referencing. The NHCOC sent an email inviting municipalities to participate in a four question survey regarding a Climate Pollution Reduction grant application.

#### **11. Adjournment**

J. Cox moved to adjourn at 9:19 pm, S. Simonin seconded, there was no discussion and vote was unanimous.

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**Carol Bramley, Chairman**

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**Date**