

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING Minutes**

May 17, 2021, 7:00 p.m.

Live Internet Video Stream and Telephone

Call to Order – Chairman Carol Bramley called the meeting to order at 7:00 p.m.

Members Present: Max McIntyre, Robert Lupo, John Cox, Stephen Simonin, Jordan Richards,

Members Absent: William Conti, Abby Conroy, Peter Losee

Appointment of Alternates – None

Commissioners' requests – None

APPLICATION REVIEW

Green

19 Little Pitch Rd.

5/17/21

Two lot re-subdivision 9.03 acres (4.88 acres, 4.15 acres) – PH set for June 7, 2021.

Scott Lukowski, P.E. of Dymar was present for the application. New plans were submitted removing the unneeded well location and showing the location of the water line to the newly created lot. Issues submitted by the Fire Marshal regarding fire protection were addressed. They are leaning toward providing a fire hydrant. The Chair requested a new plan showing the location of the proposed water line and hydrant. They are getting comments from Aquarion addressing the water line and the hydrant.

A discussion ensued regarding the steep slopes that are included in the 200' building square. Dr. Tobin requested an affidavit stating that the land is going to be transferred to a family member to satisfy Section 7, 9(m) (ix) of the Subdivision regulations which address the open space requirement of a fee in lieu of open space. The chairman expressed concern regarding the steep slope on the west side of the lot. Dr. Tobin suggested the applicant could apply for a waiver as presented in the subdivision regulations Section 3 (2). Additional information requested from the applicant for the public hearing on June 7 were the deed for the property and TAHD approval.

APPLICATION RECEPTION

Champalimaud

31 North St.

5/17/21

Special Exception modification nursing/convalescent care home (40 existing hospital/clinic beds) use to "Lodging – New England Bed and Breakfast" (30 proposed hotel/motel rooms) in HR30 Zone.

Chairman Bramley disclosed that she is a member of the Greater Litchfield Preservation Board, but is not acting in that capacity for this application.

Attorney James Straub was present for the application. Anthony Champalimaud summarized his vision for the property and the buildings. The intent is to preserve the historic architecture of the building while still making it a viable business enterprise.

The Chairman discussed the need for a legal review by the commission attorney for this application.

M. McIntyre moved to collect a legal review fee from the applicant of \$3,500, J. Cox seconded and the motion passed unanimously.

Approval of Minutes April 19, 2021

S. Cox moved to approve the minutes, M. McIntyre seconded and the motion passed unanimously.

Old Business – None

New Business – Governor's Bill #888 – Recreational marijuana

The Commission reviewed the proposed bill and discussed additional bills being presented in the legislature. Ms. Bramley shared a listing of proposed bills that was forwarded from the selectmen.

Correspondence

Notice of Exempt Modification – Facility Modification 383 Torrington Road.

Adjournment

M. McIntyre moved to adjourn at 8:19, J. Cox seconded and the motion passed unanimously.

Carol Bramley, Chairman

Date

Draft