

**LITCHFIELD PLANNING AND ZONING COMMISSION
MEETING MINUTES**

March 1, 2021, 7:00 p.m.

Remote Meeting by Live Internet Video Stream and Telephone

Call to Order – Chairman Carol Bramley called the meeting to order at 7:02 p.m.

Members Present: Max McIntyre, Robert Lupo, John Cox, Jordan Richards, Peter Losee,

Members Absent: William Conti, Stephen Simonin, Abby Conroy

Appointment of Alternates – None

Commissioners' requests – None

Motion to add item 7a to agenda for Site plan modification Litchfield Distillery, 569 Bantam Rd. for building addition reconfiguration by J. Cox, seconded by R. Lupo, motion passed unanimously.

APPLICATION CONSIDERATION

Wakefield

Naser Rd. (Map 091/014/006)

3/1/21

Re-subdivision of a parcel with Conservation Restrictions into 2 parcels.

The application is to divide a 4.71 acre parcel of land into two lots to separate the co-owners' interest. The property is located on Naser Rd. (091/014/006) and is currently owned by David Wakefield and Bertha Wakefield as shown as Parcel A (1.956 acres) and Parcel B (2.755 acres) on "Map showing Division of Land for Conservation Purposes, Prepared for David P. Wakefield Jr. and Berth Anne Wakefield, Naser Road" by licensed surveyor Roy V. Cheney dated January 2021,. The Chairman explained that because the land will only be used for conservation or agricultural purposes this division does not constitute a "subdivision" as defined in Section 8-18 of the CGS. The applicant submitted the existing Conservation Restriction agreements for both properties (A & B) as required.

Motion by M. McIntyre moved to approve the "Resolution" dividing the property, M. McIntyre seconded and the motion passed unanimously.

PUBLIC HEARINGS

Proposed text amendments to the Zoning Regulations:

The Chairman opened the hearings and read the legal notice into the record.

She read referral responses from the Board of Selectmen, Town Clerk, Public Works and the Fire Marshal

- a. Specific Standards and Requirements: Food Vending**
- b. Glossary of Terms and Phrases: Food Vending Units**

M. McIntyre read the proposed amendments into the record and the chairman opened the hearing to the public.

Roberta Andrulis Mette spoke in favor of the food vending units.

John Morosoni read his letter submitted into the record in support of the regulations. He had questions on seating, number of vendors permitted and availability of portable toilets. He believes the proposals should be more permissive than what have been presented.

Patty Laurie is in favor of food trucks and thinks they should be allowed at the schools, baseball events and townwide events. She also submitted an email with her thoughts.

Matthew Eterginio stated that the proposed regulations should be simpler to allow more business for the trucks.

Thomas Russo thinks that food trucks should be allowed on a more permanent basis in town. He believes that these business will bring more people to the existing businesses and restaurants already in town.

Lucas Hyder of White Memorial Foundation read his letter submitted to the file. His question was regarding the language of "hosting" events and submitted his ideas for allowing more than one food truck at a time for events and expanding the hours of operation.

Barbara Ellis was in favor of the proposal.

Harvey Hubbell read his comments submitted to the file. He believes these services provide opportunities to increase revenue for local and nearby restaurants. He had several concerns/questions regarding prohibiting portable toilets, tables and limited number of events allowed yearly.

The Chairman suggested that perhaps these proposals might be better suited as a town ordinance. This would allow more enforcement oversight. She also wants to hear from local restaurant owners on their opinions.

- a. Specific Standards and Requirements: Worship places, Worship Place accessory**
- b. Glossary of Terms and Phrases: Ecclesiastical Commercial Kitchen**

J. Cox read the proposed amendment into the record and the chairman opened the hearing to the public.

Chairman Bramley read a referral from NHCOC. She read a comment from A. Combs submitted for the record.

No public spoke on this amendment.

- a. (BB) Special Structures: Solar Harvesting Facilities**

The Chairman read the proposed amendment into the record.

The building official recommendation was read into the record.

Ron Viola suggested a recycling plan be included as part of this regulation.

- b. Specific Standards and Requirements: Zone Change**

M. McIntyre read the proposed amendment into the record and the chairman opened the hearing to the public.

Chairman explained this amendment is needed to clarify this section of the current regulations. Currently certified mail receipts and signage are not required as part of a Zone Change application. This amendment will spell out the need for both.

J. Cox moved to close the public hearing on items 4a through 4f, M. McIntyre seconded and the motion passed unanimously without P. Losee voting as he was no longer in the meeting.

Discussion will resume on all the proposed amendments at the April 5, 2021 meeting.

Litchfield Distillery

569 Bantam Rd.

3/1/21

Minor site plan to reconfigure new building addition.

Dr. Tobin explained that this project was approved by the Commission in July 2019. The owners have decided that a more squared off building without the previously proposed jogs is a better use of space. The square footage has not increased. The Chairman and Dr. Tobin have approved this minor modification pursuant to Section 7(g) of the Zoning Regulations.

Approval of Minutes February 16, 2021

M. McIntyre moved, R. Lupo seconded and the motion passed unanimously with J. Cox abstaining

Old Business: Silicon Ranch, LLC – Town Farm Road

The Commission discussed this proposed project. Several members expressed concerns regarding the size and location of this project. This project is located on six separate parcel in the northern portion of the town of Litchfield totaling approximately 212 acres. It was noted that the town will receive approximately 200K per year in property taxes. Questions the commissioners had include; what will happen with this equipment when it has reached its lifespan? Is there a plan for demolition of these panels? Chairman Bramley read an email received from Ronald M. Viola, abutting property owner to the project, dated February 24 2021 expressing his concerns. Members expressed concerns about the destruction of this large area of farm and grazing land that will never be the same again after this equipment is installed.

Mr. Viola was present to explain his three year battle with this company and stated that he has had to hire an attorney. He was introduced by Selectman, Leo Paul, to a representative of MSL group three years ago when this project was first introduced to the town and has been trying to work with them since then. The Board of Selectmen endorsed the project in 2017 with little discussion and input from the various entities in town.

Silicon Ranch, Litchfield, LLC (SR Litchfield) is owned by Shell Oil Corporation. Discussion ensued regarding archeological studies having not been done on these properties. Mr. Viola was very concerned about property values.

It was decided to have the Chairman draft a letter to be forwarded the Siting Council on behalf of the Commission expressing the concerns that were discussed tonight.

New Business - None

Correspondence - None

Adjournment

Motion to adjourn Cox, seconded by McIntyre and unanimously carried at 9:38.

Carol Bramley, Chairman

Date