

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, SEPTEMBER 10, 2009**

Acting Chairman James Hart called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, John Polderman, and alternate, Todd Beland. Hart sat Beland for Christina Lavieri.

**PUBLIC HEARINGS:**

**A. Northwestern Regional School No. 7, applicant. Application for zoning amendment to Section 193-62A “Towers” of the Town of Barkhamsted Zoning Regulations.**

Hart read the legal notice into the record. Clint Montgomery, Superintendent for Northwestern Regional School No. 7 (NWR#7) spoke to the commission about expanding services in science and math. The current regulations limit the options for a Wind Turbine at the school. The Town Planner, Martin Connors report was submitted and in the file. Neumann-Lynes had questioned “what other Towns had the new regulations” and read the response from Martin Connors sent by e-mail.

Hart asked for public comment. Dave Hurwit from Optiwind explained that NWR#7 has more than one parcel which makes the present regulation difficult to meet. Don Stein, Selectman spoke in favor of the amendment.

Neumann-Lynes felt we should not close the public hearing so soon. Hart felt there was no necessity to continue the public hearing. Polderman made a motion to close the public hearing at 7:16 pm. The vote was three in favor (Hart, Polderman, Beland) and one against (Neumann-Lynes). The motion passed.

**NEW APPLICATIONS:**

**A. The Lavieri Group, LLC., applicant/owner. Application for three lot re-subdivision, Old North Road.**

Todd Parsons from Lenard Engineering was present to answer any questions the commission might have. Neumann-Lynes made a motion to accept the application and set for public hearing for October 8, 2009 at 7:00 pm at the Barkhamsted Town Hall, seconded by Beland and unanimously approved.

**PENDING APPLICATIONS:**

**A. Northwestern Regional School No. 7, applicant. Application for zoning amendment to Section 193-62A “Towers” of the Town of Barkhamsted Zoning Regulations.**

Polderman made a motion to approve the amendment as presented, per oral and written testimony to Section 193-62A Towers, seconded by Neumann-Lynes and unanimously approved.

**A. The Lavieri Group, LLC., applicant/owner. Application for three lot re-subdivision, Old North Road.**

Public hearing scheduled for October 8, 2009 at 7:00 pm.

**APPROVAL OF MINUTES:**

Neumann-Lynes asked if corrections could be made to the minutes of August 13, 2009. The corrections were approved and Neumann-Lynes made a motion to approve the minutes, as amended, seconded by Polderman and unanimously approved.

**CORRESPONDENCE:** None

**ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING:**

The commission asked staff, again, to get to Marty Connors the changes needed to draft a new Shared Driveway Regulation. The changes included making the regulation a Special Exception, unless the driveway is less than fifty (50) feet in length; limiting the length to no more than 1,000 feet; making sure no new lots can be created with a shared driveway; and any length shared driveway would require a feasibility study.

**PUBLIC COMMENT:**

Members of the public questioned the 50 foot length and excluding the Special Exception if there were two buildable lots. The commission stated there would be a feasibility study for any length.

Polderman made a motion to adjourn at 8:05 pm, seconded by Neumann-Lynes and unanimously passed.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
James Hart-secretary