

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, APRIL 14, 2011**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were John Polderman, Gregory Gordon, Sharon Neumann-Lynes and James Hart. Also present was Debra Brydon Staff Secretary and Rista Malanca, Zoning Enforcement Officer.

NEW APPLICATIONS:

A. Proposed changes to the Town of Barkhamsted Zoning regulations and Subdivision regulations to include Low Impact Development (LID) changes, per recommendations from MLUE stake holder's committee

Selectman, Donald S. Stein presented the commission members with copies of the proposed changes to the Zoning Regulations and Subdivision regulations as prepared by the LID (Low Impact Development) Committee. He also explained about the proposed changes to the Road ordinance and driveway regulations. Hart asked again if the driveway regulations could be placed in the Zoning regulations only and taken out of the ordinances. The commission also discussed briefly the shared driveway problem and thought this should be discussed at the next workshop with the MLUE recommendations. Ms. Malanca will bring in examples of what New Hartford is working on.

B. Town of Barkhamsted, applicant/owner, 33 New Hartford Road. Site Plan for new Town Garage.

Alan Borghesi, from Borghesi Building and Engineering Co., Inc. and Selectman, Stein presented the new site plan for the Town garage addition. Rista Malanca, ZEO had reviewed the plans and made recommendations for changes. Mr. Borghesi will address the changes and make corrections on the plans to be presented at the next workshop meeting on April 28, 2011 at 7:00 pm.

PUBLIC HEARING:

A. Mallory Brook Development, LLC., owner and Solo Pizza (Charaf Allali), applicant, 380 New Hartford Road. Application for Special Exception for sit down restaurant.

Chairman Lavieri recused herself from this public hearing due to a conflict as an abutting property owner.

Acting Chairman Hart opened the hearing at 7:45 pm. Charaf Allali, owner of Solo Pizza presented the certified return receipts to staff and Staff read the letter from FVHD approving the new sit down restaurant into the record. The site plan was reviewed and parking was discussed. No commission member had a problem with the parking. Ms. Malanca had no concerns with this application. Charaf Allali stated the take out restaurant would be closed and the new sit down restaurant would seat 40 people.

The public hearing was closed at 8:00 pm.

B. Andrew W. Mason Associates, Inc., applicant/owner, Lot 6-4 Kelsey Court. Application for two lot re-subdivision, with a rear lot Special Exception.

Robert Green presented the maps for the two lot re-subdivision and rear lot special exception. The commission asked for some history on all the previous subdivisions on this property. The commission also was shown a new map of the two lots at a 1" = 100' scale.

R. R. Hiltabrand's comments regarding his review of this subdivision were read. (See attached). The five comments were discussed. The public hearing was closed at 8:30 pm.

PENDING APPLICATIONS:

A. Mallory Brook Development, LLC., owner and Solo Pizza (Charaf Allali), applicant, 380 New Hartford Road. Application for Special Exception for sit down restaurant.

Neumann-Lynes made a motion to approve the Special Exception for a sit down restaurant for Solo Pizza, as per oral and written testimony, seconded by Gordon and unanimously approved.

B. Andrew W. Mason Associates, Inc., applicant/owner, Lot 6-4 Kelsey Court. Application for two lot re-subdivision, with a rear lot Special Exception.

Hart made a motion to approve the 2 lot resubdivision and rear lot special exception, based on oral and written testimony, with the following conditions:

1. Box culvert to be bedded in 12" of ¾" crushed stone.
2. Conservation Easements to be marked in the field and rebar pinned at angle points.
3. Property corners to be pinned on new Lot 6-4A.

4. A \$5,000 Sediment and Erosion Control bond to be posted before any work begins on the driveway for Lot 6-4A.

Seconded by Neumann-Lynes and unanimously approved.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes for March 10, 2011, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: The letter dated March 16, 2011 from the Barkhamsted Conservation Commission was read, regarding the LID proposed changes. ZEO, Rista Malanca reminded the Commission that they did have the right to make changes or additions to the proposed LID regulations. Chairman Lavieri stated her disappointment in the tone of the letter.

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

Staff reported on the progress of the demolition of Plant II, Hitchcock Chair Building in Riverton.

PUBLIC COMMENT:

Scott Johnstone from the Conservation Commission felt that the Planning and Zoning Commission had misread the tone of the letter regarding the LID proposed changes to the regulations, and discussed communication between the two boards.

Neumann-Lynes made a motion to adjourn at 9:05 pm, seconded by Hart and unanimously passed.

Approved _____ Date _____
James Hart-secretary