

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, SEPTEMBER 9, 2010**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were John Polderman, Sharon Neumann-Lynes, James Hart and Gregory Gordon. Also present was Rista Malanca the Zoning Enforcement Officer and Debra Brydon Staff Secretary. Guests present were Tim Grohowski, Deb Ciriello, Linda and Joe Ganem, Jim Bechtel, Bill Winchester and Francine Beland.

PUBLIC HEARING:

A. Proposed Amendments to Zoning Regulations as follows:

Add New Section 193.10 A Conservation Restrictions and/or Preservation restrictions;
Revise Article V, Section 193-33 Definitions;
Delete current Section 193.56 Home Occupations and replace with new Section 193-56 A – C In home Business and/or Office Use, Home Enterprise and Home Based Business;
Amend Article VIII, Section 193.57 Accessory Apartments; and
Amend Article X, Section 193.70, Alteration, enlargement or rebuilding.

Chairman Lavieri opened the Public Hearing and read a letter from Al Jones and Selectman Stein into the record. See attached.

The commission went through and reviewed each proposed amendment getting input from the public. Members of the public agreed with Selectman Stein and Al Jones that the term “sawmills” should not be allowed in the definition of “Contractor Shop and Storage” They also were against allowing a barn on a piece of property without a residence, even if it was solely for agricultural purposes. A possible solution to this may be allowing a barn, without a residence, only by Special Exception.

Hart explained what a sawmill is in this present day. Most sawmills are portable. The commission felt they could either remove the word “Sawmill” or add “portable” in front of it.

Assessor Francine Beland felt that allowing barns for agricultural purposes, on a piece of property without a residence would conflict with the PA-490 Statutes that she follows and be confusing.

Rista Malanca stated she did not feel that it was necessary to include PA 490 in the Zoning Regulations, since they have a completely different purpose and set of criteria to follow.

The public hearing was closed at 8:40 pm.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes for August 12, 2010, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

Rista Malanca, ZEO, spoke to the commission regarding a potential new sign being put up at Mallory Brook Plaza for the new theatre. This LED sign would change appearance by a computer generated program. She is not sure what the intervals of time will be for the changes, as the owner of the plaza refused to give them to her. The commission felt this type of sign would not be allowed under our present zoning regulations. Rista will bring in the New Hartford regulations on signs for the next meeting to review.

PUBLIC COMMENT:

Bill Winchester questioned why the commission was making these changes. Chairman Lavieri explained how regulations have to be reviewed and brought up to date from time to time.

Hart made a motion to adjourn at 9:00 pm, seconded by Polderman and unanimously passed.

Approved _____ Date _____
James Hart-secretary