

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JULY 22, 2010**

Chairman Christina Lavieri called the meeting to order at 7:05 p.m. Members present were James Hart, John Polderman, Sharon Neumann-Lynes, and Gregory Gordon. Also present was Rista Malanca the Zoning Enforcement Officer.

IN A MOTION made by Mr. Hart seconded by Mr. Gordon it was voted to add to the agenda **Review e-mail dated July 18, 2010 from Storm Connors.** Vote Unanimous

Mr. Connors, a Commission member, sent in comments regarding the proposed changes to the Zoning Regulations. The Commission reviewed Mr. Connors letter in detail and decided not to make any changes to the proposed changes as they have already been set the LHCEO for review and comment.

- 1. Review action items from Plan of Conservation and Development** The Commission reviewed the Items on page 29 of the Plan of Conservation and Development referred to as "Action Agenda". Many of these items have been started or accomplished such as investigate the Aquifer Protection Regulations, Investigate Ridgeline Protection Regulations, Consider a Village District for portion of Pleasant Valley, review subdivision regulations to re-define use of Common Driveways, and Avoid Strip Development by permitting rear lots.

Several items are being worked on by the Low Impact Development Committee such as Cluster housing, Net Buildable Area, & Protecting the West Branch of the Farmington River to name a few

Ms. Malanca will send a copy of the existing Flood Plain Regulations to DEP for review and comment.

Mrs. Newmann-Lynes will contact Liz Lacy from Farmington River Coordinating Committee (FRCC) to see if there is anything further that can be done to protect the West Branch of the Farmington River

- 2. Approval of Minutes** – The Commission members were sent a copy of the minutes prior to the meeting for review
IN A MOTION made by Mr. Hart seconded by Mr. Gordon it was voted to approve the July 8, 2010 Meeting Minutes as written. Vote Unanimous

- 3. Correspondence** – None

- 4. Public Comment**

Richard Greeley, 14 Perkins Road, Barkhamsted CT was present and addressed the Commission regarding 3 Temporary one day event permits that were issued by the Zoning Enforcement Officer to allow the North End Store to have music.

Mr. Greeley submitted a letter dated July 21, 2010 with several attachments stating his opinion. Mr. Greeley stated that he is unhappy with the issuance of the permits because he feels that this is an expansion of a pre-existing non-conforming use. Ms. Malanca stated that a temporary permit is a permitted use in all zones. The Commission stated that they do not have the ability to change the permits however; his option was to appeal the permits to the Zoning Board of Appeals. The Commission may consider looking at this regulation to see if any changes need to be made

IN A MOTION made by Ms. Neumann-Lynes seconded by Mr. Polderman it was voted to adjourn the meeting at 8:53 PM

Approved _____ Date _____
James Hart-secretary