

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, FEBRUARY 27, 2014**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Sharon Neumann-Lynes, Gregory Gordon, James Hart, John Polderman, and alternates, Tim Grohowski, Tom Andersen and Al Neumann. Also present was Debra Brydon, Zoning Enforcement Officer.

NEW APPLICATIONS:

A. Metropolitan District Commission, applicant/owners, 25 Beach Rock Road. Application for Site Plan approval

Debra Brydon, ZEO explained to the commission that the site plan application was submitted as the work being done at 25 Beach Rock Road included a fence over 6 feet to protect the new generator. Steven C. Hallowell, P.E. from Wright Pierce presented the site plan to the commission explaining where the new generator was going, the new lights that were being installed and the widening of the access to the driveway. Commission members questioned Mr. Hallowell on the type of lighting and possible leakage from the fuel for the generator and the level of sound coming from the generator. Mr. Hallowell explained the container for the fuel for the generator. The lights are LED and emit minimal glare. The generator will come on automatically at programmed times and is very quiet.

3. PENDING APPLICATIONS:

A. Metropolitan District Commission, applicant/owners, 25 Beach Rock Road. Application for Site Plan approval

Hart made a motion to approve the site plan, as presented, seconded by Gordon and unanimously approved.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from January 9, 2014, special meeting and January 23, 2014, workshop meeting, as presented, seconded by Polderman and unanimously approved.

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

Hart asked staff to type up a new version of Section 193-57A Accessory Apartment as he felt our present regulation was very unclear and hard to follow. The new language was passed out to all the commission members. This will be discussed at the next workshop.

Hart also brought up another change in the zoning regulations that he would like to discuss regarding “Accessory buildings or Structures”. Hart feels that this definition is not clear and accessory structures should be allowed larger than the residence. The commission asked staff to get a legal opinion regarding this definition for the next workshop meeting.

CORRESPONDENCE: Reviewed; no action taken.

PUBLIC COMMENT: Ginny Apple asked why the Litchfield Hills Council of Elected Officials, now known as the Northwest Hills Council of Governments canceled the “list serve” form of communication amount different Towns. Joselyn Ayer from NHCOCG stated through e-mail that if they felt there was a need to resurrect the “list serve” they would consider it.

Hart made a motion to adjourn the meeting at 8:35 pm, seconded by Gordon and unanimously approved.

James Hart
Secretary