

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, DECEMBER 8, 2011**

1. CALL TO ORDER

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

2. NEW APPLICATIONS: None

3. PUBLIC HEARINGS:

**A. PROPOSED AMENDMENT TO ZONING AND SUBDIVISION
REGULATIONS TO ADD ESTATE LOTS SERVED BY A PRIVATE ROAD**

Selectman, Donald S. Stein gave a power point presentation on the proposed amendments to the Zoning and Subdivision regulations to add estate lots served by a private road. Hart asked if any thought was put into how cost effective these regulations would be for a developer to use. Martin Connor stated he has seen similar regulations work in other Towns. Neumann-Lynes questioned how well the Common Interest Ownership Act (CIOA) would work when it came time to maintain the private road. Chairman Lavieri stated that we have never had a CIOA agreement in place for any common driveway. Members of the public questioned the commission on what would happen if homeowners on the private road did not pay the common charges to maintain the road. Mike Beauchene, Chairman of the LID committee stated that it is not the commission's job to make sure everyone has good neighbors. Questions were asked on who would monitor speeding. Commission felt that the length of the private road should prohibit speeding. Scott Johnstone from Conservation Commission was in favor of the proposed amendments. Michael Beauchene also stated he was in favor of the amendments. The public hearing was closed at 7:58 pm.

4. PENDING APPLICATIONS:

**A. PROPOSED AMENDMENT TO ZONING AND SUBDIVISION
REGULATIONS TO ADD ESTATE LOTS SERVED BY A PRIVATE ROAD**

The commission decided to wait to vote on the amendments after the Town Meeting, to be held sometime at the end of January, 2012, approved the ordinance changes regarding driveways and the private road.

5. SET MEETING DATES:

Polderman made a motion to set the meeting dates as presented, seconded by Hart and unanimously approved.

6. ELECTION OF OFFICERS:

Neumann-Lynes made a motion to nominate Christina Lavieri as Chairman, seconded by Hart. Neumann-Lynes made a motion to close the nominations, seconded by Hart and unanimously approved. Christina Lavieri was elected Chairman by unanimous vote.

Polderman made a motion to nominate James Hart as Secretary, seconded by Neumann-Lynes. Polderman made a motion to close the nominations, seconded by Neumann-Lynes and unanimously approved. James Hart was elected Secretary by unanimous vote.

7. APPROVAL OF MINUTES :

Hart made a motion to approve the minutes from October 13, 2011, seconded by Gordon and unanimously approved.

8. CORRESPONDENCE: Reviewed; no action taken.

9. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING;

Hart asked if the agenda for the next meeting could include a discussion on the Bed and Breakfast regulations to discuss the length of stay and amend it to seven (7) days and also asked if the commission could discuss the fire hydrant requirement in the Subdivision Regulations. Debbie Brydon asked the commission to take a look at the West property on 62 Ripley Hill Road, as there is an illegal business being run on site, not owned by the property owner, and she has been trying to bring the property into compliance. She will ask Mr. West to come to the next meeting.

10. PUBLIC COMMENT: None

Neumann-Lynes made a motion to adjourn the meeting at 8:15pm, seconded by Hart and unanimously approved.

James Hart
Secretary