

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, OCTOBER 23, 2014**

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

NEW APPLICATIONS: None

PUBLIC HEARINGS:

Hart made a motion to move the VanBerkum application ahead of the Amendments to the Zoning Regulations in the Public hearing portion, as well as Pending applications, seconded by Gordon and unanimously approved.

**A. VANBERKUM, BRUCE, applicant/owner, 79 East River Road.
Application for Special Exception for Accessory Apartment**

Mr. VanBerkum's fiance', Cheryl was present and turned in the return receipts and explained the layout of the property. Staff reported that the present garage was being demolished. Plans were reviewed for the new garage and the layout of the upstairs accessory apartment was presented. Staff advised the commission that State approval and FVHD approval had been received for the new septic. The square footage of the accessory apartment is less than 60% of the square footage of the main residence. Hart made a motion to close the Public hearing at 7:10 pm, seconded by Gordon and unanimously approved.

PENDING APPLICATIONS:

**A. VANBERKUM, BRUCE, applicant/owner, 79 East River Road.
Application for Special Exception for Accessory Apartment**

Neumann-Lynes made a motion to approve the application, as presented, as per oral and written testimony, seconded by Hart and unanimously approved.

PUBLIC HEARINGS:

**A. AMENDMENTS TO ZONING REGULATIONS, Section 193.57;
Accessory Apartments; Section 193.63 Country Inns; Section 193.33
Definitions; Section 193.35 Driveways and Add Section 193.35 N, Shared
Driveways**

The commission discussed each individual amendment. The Public Hearing was closed at 7:20.

PENDING APPLICATIONS:

A. AMENDMENTS TO ZONING REGULATIONS, Section 193.57; Accessory Apartments; Section 193.63 Country Inns; Section 193.33 Definitions; Section 193.35 Driveways and Add Section 193.35 N, Shared Driveways

Hart made a motion to approve all the amendments to the zoning regulations, as presented, seconded by Gordon and unanimously approved.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from September 25, 2014, seconded by Gordon and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

Staff passed out the proposed Incentive Housing Zone (IHZ) amendments crafted by Martin Connor. These will be discussed at the next meeting.

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 7:55 pm, seconded by Gordon and unanimously approved.

James Hart
Secretary

