

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, APRIL 9, 2009**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Sharon Neumann-Lynes, John Polderman, (7:05 pm), Wayne Renfrew and Alternate, Todd Beland. Lavieri sat Beland for Polderman.

**PUBLIC HEARINGS:** None

**NEW APPLICATIONS:**

A. LeGeyt Farm, LLC., 500 East Hartland Road, Earth Materials Removal Application, Renewal.

Rich Shelansky was present and representing LeGeyt Farm, LLC. He presented the maps from the last application for Earth Materials Removal. Mr. Shelansky explained that there are no changes to the plans and they are continuing with the same excavation site.

**PENDING APPLICATIONS:**

A. LeGeyt Farm, LLC., 500 East Hartland Road, Earth Materials Removal Application, Renewal.

Hart made a motion to approve the request for a two year extension of the original Earth Materials Removal Application, seconded by Neumann-Lynes and unanimously approved.

**REVIEW OF PROPOSED COMMON DRIVEWAY AND PRIVATE ROAD REGULATIONS**

The present definition for “Frontage Lots” was discussed. Neumann-Lynes made a motion to change the frontage on a Private Road to 100 feet, seconded by Lavieri. After a brief discussion, both Neumann-Lynes and Lavieri withdrew the motion and the second.

Staff passed out Tom McGowan’s proposed regulations. They were reviewed with changes made to call the Private Road regulations, “Estate Lots”. Staff will send to Mr. McGowan for the final touch ups to include amendments to “Table of Area and Dimensional Requirements” and possibly Subdivision Regulations, if necessary.

## **DISCUSSION REGARDING CLUSTER HOUSING REGULATION**

Chairman Lavieri asked each board member what their vision of cluster housing should look like in Barkhamsted, ie. size, acreage, and appearance. Many of the board members spoke about small “mini” clusters in a location that was close to shopping, gas stations, hospitals, etc. The board will continue working on crafting a rough draft of a new cluster housing regulation.

### **Approval of minutes:**

Hart made a motion to approve the minutes of March 12, 2009, seconded by Neumann-Lynes and unanimously approved.

**Correspondence:** Staff read a memo from Rista Holda, ZEO regarding an informal proposal from Ken Ransom to rent tubes on School Street in Riverton. The commission agreed with Rista that Mr. Ransom should seek help from a planner to craft an amendment to our regulations to allow for a Special Exception for this type of business, taking into consideration health and safety concerns, such as parking, traffic and access to the river.

**Any other business legal and proper to come before said meeting:** None

**Public Comment:** Khea Cook offered her opinions on Cluster Housing. She envisions a small number of units ( 10 or less) or single family homes with relaxed acreage and a community feel, possibly with sidewalks, like a gated community.

Hart made a motion to adjourn at 8:45 pm, seconded by Neumann-Lynes and unanimously passed.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
James Hart-secretary