

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JUNE 26, 2014**

Chairman Christina Lavieri called the meeting to order at 7:04p.m. Members present were James Hart, John Polderman and alternate, Tim Grohowski. Also present was Debra Brydon, Zoning Enforcement Officer. Tim Grohowski was seated for Sharon Neumann-Lynes.

DISCUSSION ON PROPOSED SHARED DRIVEWAY REGULATION

Staff presented the commission members with a draft proposal for discussion purposes. (See attached)

Hart felt the reason for a Special Exception for a Shared driveway should be solely for safety and environmental issues, with examples like a request by the State of Connecticut for less curb cuts due to sight line issues, or a stream or brook crossing.

Grohowski wanted to make sure that any lots on a shared driveway being presented for a subdivision application would meet all the present requirements for a lot, ie., setbacks and frontage.

The commission also felt that there should be a sentence added in the "Statement of Purpose" that stated that the minimum length of the shared portion of the driveway would only be what was necessary to address the safety or environmental issue.

The Commission also felt that by addressing the need for a driveway maintenance agreement in the deed, would eliminate some of the problems seen in the past.

Staff will make these changes and present all the proposed zoning regulation amendments at the July workshop to set for a Public Hearing in September.

APPROVAL OF MINUTES:

Polderman made a motion to approve the minutes from May 22, 2014, seconded by Hart and unanimously approved, with Hart abstaining.

CORRESPONDENCE: None

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

Staff advised the commission that they would have an application at the July meeting for the property on Park Road. Also advised the commission that Martin Connor was

reviewing Karl Nilsen's presentation on the Scott Hoskins property and he would have a response at the next meeting.

PUBLIC COMMENT:

Khea Cook from Conservation Commission was very pleased with the proposed Shared Driveway amendment.

Hart made a motion to adjourn the meeting at 8:05 pm, seconded by Polderman and unanimously approved.

James Hart
Secretary