

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, SEPTEMBER 23, 2010**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Christine Lavieri (chairman), John Polderman, Sharon Neumann-Lynes, and Gregory Gordon. Also present was Rista Malanca the Zoning Enforcement Officer. Guests present were Tim Grohowski, Deb Ciriello, and Linda and Joe Ganem.

PUBLIC HEARING:

A. Proposed Amendments to Zoning Regulations as follows:

Add New Section 193.10 A Conservation Restrictions and/or Preservation restrictions;

Revise Article V, Section 193-33 Definitions;

Delete current Section 193.56 Home Occupations and replace with new Section 193-56 A – C In home Business and/or Office Use, Home Enterprise and Home Based Business;

Amend Article VIII, Section 193.57 Accessory Apartments; and

Amend Article X, Section 193.70, Alteration, enlargement or rebuilding.

Chairman Lavieri reviewed the proposed changes and the comments made at the public hearing. The Commission felt the public's concern of allowing Barns on a property as a primary use should be taken into consideration. The public thought that a special exception permit should be granted in order to have a Barn as a primary structure, the Commission agreed.

The Commission would like to, in the future, add a definition of "Silviculture" to the regulations.

IN A MOTION made by Mr. Polderman seconded by Mr. Gordon it was voted to adopt the regulation changes in Martin Connor's memo dated July 10, 2010 titled "Proposed Zoning Regulation Amendments" with the following changes

1. on page 2 – Definition of Contractor Shop and Storage shall read "... but is not limited to plumbers, electricians, carpenters, excavating contractors, contractor storage yards, portable sawmills, and similar occupations."
2. Add to the Table of Uses "Barn, for Agricultural Purposes, as a primary structure on a lot (Not for human habitation)" by Special Exception.

Vote Unanimous

APPROVAL OF MINUTES:

Tabled until October 14, 2010

CORRESPONDENCE: Reviewed; no action taken.

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

Rista Malanca, ZEO, handed out DEP's proposed changes to the Flood Plain Regulations for the Commission to review.

PUBLIC COMMENT:

Mr. Ganem inquired as to if the Commission received a list of proposed Capital Improvements for the year from the Board of Selectman. – Currently the Commission does not receive a list of Capital Improvements, but Ms. Malanca will look to see if there is an enabling statute that allows the Commission to review it.

Neumann-Lynes made a motion to adjourn at 7:35 pm, seconded by Polderman and unanimously passed.

Approved _____ Date _____
James Hart-secretary