

**TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF SPECIAL MEETING
WEDNESDAY, JANUARY 4, 2012**

Chairman William LeGeyt called the meeting to order at 7:02 p.m. Members present were Chris Tooker, Dan Lamont and Marcie Patchett, and alternate, Bob Pulford. Also present was Zoning Enforcement Officer, Debbie Brydon.

LeGeyt sat Pulford for Steve Raftery.

Public Hearing:

Application submitted by Heuschkel, Jamie, applicant/owner for property located at 11 West River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 5.8 feet for a side yard setback for construction of a new garage.

Debbie Brydon read the legal notice into the record. Applicant, Jamie Heuschkel described his application and the placement of the new garage being the best location, due to the location of the septic, septic fields and reserve area. The site was visited by Dan Lamont, Marcie Patchett, Bob Pulford and Bill LeGeyt. The present garage is 20' by 22'. The new garage would be 24' by 36' and a story and one-half high. Lamont made a motion to close the Public Hearing at 7:16 pm, seconded by Marcie Patchett and unanimously approved.

Pending applications:

Application submitted by Heuschkel, Jamie, applicant/owner for property located at 11 West River Road. A variance to Article IV, section 193-28 of the Zoning Regulations, allowing for a reduction to 5.8 feet for a side yard setback for construction of a new garage.

Patchett made a motion to deny the application, due to the lack of evidence proving a hardship, seconded by Lamont.

The board members discussed the possibility of any other feasible and prudent locations for the new barn. Zoning regulations were read and discussed. The board members asked for an opinion from the Town Planner and possible the Town Attorney regarding this application. Lamont made a motion to table the decision until the next regularly scheduled meeting and the board receives the opinions, seconded by Pulford and unanimously approved.

Election of Officers:

Lamont made a motion to cast one ballot for the present slate of officers, seconded by Tooker and unanimously approved.

Set Meeting Dates:

Lamont made a motion to accept the meeting dates as presented, with the option to change the date in July as it falls on the 4th, seconded by Patchett and unanimously approved.

Approval of minutes: Lamont moved to approve the minutes of January 5, 2011, as presented, seconded by Patchett and unanimously approved.

Correspondence: None

Patchett moved to adjourn at 8:40 p.m. Lamont seconded and the motion passed unanimously.

Approved _____ Date _____
Marcie Patchett -secretary