

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, DECEMBER 18, 2008**

1. CALL TO ORDER

Chairman Christina Lavieri called the meeting to order at 6:00 p.m. Members present were James Hart, Sharon Neumann-Lynes, Janet Bailey and John Polderman. Also present was Staff Secretary, Debbie Brydon and First Selectman, Donald S. Stein. Due to the guest speaker running late, the board members agreed to discuss the overlay grant application first, approve minutes and review new applications.

2. GUEST, SHELBY MERTES, TO DISCUSS CONNECTICUT HOUSING GRANTS.

Shelby Mertes, from HomeConnecticut came to describe their program and the grant money available to Towns to study the feasibility of affordable housing districts and where they are best located. The funds can be used for rewriting zoning, establishing design standards, surveying, mapping, etc. Using the funds from the grant does not commit the Town to establishing an affordable housing district. The Town of Norfolk has already received this grant.

The commission asked many questions and Selectman Bill Downes spoke and he cautioned the commission to move slowly and look very carefully into the ramifications of obtaining this grant. Hart also questioned the demand for affordable housing in this Town and wondered how the State of Connecticut can be giving out these grants in this economy and with the growing debt of the State. Selectman Stein explained that a resolution from the Board of Selectman and the PZC Commission was needed to apply for this grant. See Resolutions attached.

Neumann-Lynes made a motion to adopt the Resolution, as attached, seconded by Hart and unanimously approved.

3. NEW APPLICATIONS:

**A. FAZLAY RABBI, 128 NEW HARTFORD ROAD, SITE PLAN
MODIFICATION**

Fazlay Rabbi and the owner of the new business attended the meeting and presented a partially updated site plan amendment for the above location. The commission questioned the walk way for pedestrians near the gas pumps and asked for a designated walkway with some protection. Parking, signs and outside storage were also questioned. Hart made a motion to preliminarily approve the submitted site plan, with the condition that by January 22, 2009 an updated site plan would be presented to the commission addressing the following items:

1. Pedestrian walkway and protection;
2. Signage;
3. Parking;
4. Correct doors and exterior layout;
5. FVHD approval;
6. Outside storage; and
7. Storage of any combustible material.

The motion was seconded by Polderman and unanimously approved.

4. PUBLIC HEARINGS: None

5. PENDING APPLICATIONS: None

6. APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of November 13, 2008, seconded by Bailey and unanimously approved.

7. CORRESPONDENCE: Reviewed. Lavieri read a letter from Selectman Stein regarding the budget for 08/09. She asked Selectman Stein to attend the first meeting in January to discuss the budget.

8. DISCUSS NEW DEP GRANT APPLICATION FOR OVERLAY DISTRICT.

First Selectman, Don Stein passed out the proposed application for the overlay district. This grant is through the DEP and helps to develop zoning in the overlay district. The grant falls under the Municipal Land Use Evaluation Projects. This grant encourages the use of Low Impact Development (LID) techniques in future development. Mr. Stein was looking for the approval from PZC to apply for this grant. Neumann-Lynes made a motion to apply for the grant, seconded by Polderman and unanimously approved.

Hart made a motion to adjourn at 8:10 pm, seconded by Polderman and unanimously approved.

Respectfully submitted

James Hart - Secretary