

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JANUARY 22, 2009**

1. CALL TO ORDER

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, John Polderman, and Sharon Neumann-Lynes, and alternate, Storm Connors and Todd Beland (7:10pm). Chairman Lavieri sat Storm Connors for Janet Bailey.

2. PENDING APPLICATIONS:

A. Rabbi, Fazlay, 128 New Hartford Road, Site Plan Modification.

Fazlay Rabbi was present and explained the corrections to the site plan, per the Planning and Zoning Commission's request at the meeting held on December 18, 2008. After reviewing the new site plan, Hart made a motion to accept the site plan, as presented, seconded by Polderman and unanimously approved.

3. DISCUSS PROPOSED PRIVATE ROAD, SHARED DRIVEWAY AND COMMON DRIVEWAY REGULATIONS

The commission went through Don Stein's letter dated October 20, 2008 (See attached) and discussed each item proposed by Don Stein.

The first items were regarding Shared Driveways. Connors made a motion to limit the length of a shared driveway to up to 1,000 feet, seconded by Neumann-Lynes. Hart made a motion to amend the motion to clarify that the 1,000 foot length pertains to the shared portion of the driveway only, seconded by Connors and unanimously voted in favor of the amendment. After a brief discussion the vote was taken, on the amended motion, and it was two in favor of the motion and three against. The motion failed.

Hart wanted it noted that he takes offense to having to apply for a Special Exception for a Shared Driveway. He feels Shared Driveways should be permitted.

Neumann-Lynes made a motion to increase the right of way, on the shared portion of the driveway only, to fifty (50') feet, seconded by Connors. After discussing this point the motion was unanimously opposed.

The next item discussed was regarding the Common Driveway. Don Stein feels that the commission should combine the Common Driveway regulations into the Private Road regulations, as three regulations are too confusing. Hart made a motion to ask Tom McGowan, Town Planner, to incorporate the Common Driveway Regulations into the

Private Road regulations, without the increased acreage. There were no seconds, so there was no vote.

The last items discussed were regarding the Private Road. Don Stein asked the commission to limited the maximum length of the Private Road to 2,000 feet, and keep the lot sizes to five acres each, without averaging.

Hart made a motion to limit the length of the Private Road to 2,000 feet, seconded by Neumann-Lynes. The vote on the motion was taken and it was three in favor and two against. The motion passed.

Neumann-Lynes made a motion to change the lot requirement on Private Roads to a minimum lot size of five (5) acres, seconded by Connors and unanimously approved.

The rest of the recommendations of Don Stein pertain to the standards of construction and maintenance.

Neumann-Lynes made a motion to increase the width from eighteen (18') to twenty-two (22') feet for the travel way, seconded by Connors. The vote was taken with one in favor and four against. The motion failed.

Due to the time, the commission asked staff to continue this discussion at the next meeting on February 12, 2009.

4. APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of October 23, 2008, seconded by Polderman and unanimously approved.

6. CORRESPONDENCE: Lavieri read a letter from Don Stein, dated January 22, 2009 requesting an 8-24 approval for the addition to the Town Garage on 33 New Hartford Road. Hart made a motion to grant the approval under Connecticut General Statutes 8-24 for the addition to the Town Garage, as requested by Don Stein, seconded by Polderman and unanimously approved.

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

The commission asked staff to put a discussion on Affordable Housing for the next workshop.

8. PUBLIC COMMENT: None

Connors made a motion to adjourn at 9:00 pm, seconded by Polderman and unanimously approved.

Respectfully submitted

James Hart - Secretary