

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, MARCH 12, 2009**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Sharon Neumann-Lynes, John Polderman, and Alternate, Todd Beland. Lavieri sat Beland for Bailey. Also present was Zoning Enforcement Officer, Rista Holda.

PUBLIC HEARINGS: None

NEW APPLICATIONS:

**A. TOWN OF BARKHAMSTED, applicant/owner., 33 New Hartford Road.
Site plan modification for addition to Town Garage**

Tom Daly from Milone and MacBroom gave a presentation on the proposed site plan for the new Town Garage. This site plan included a small change from the plan approved by IWC on March 3, 2009. There will be a small overhang added on the salt barn to cover the deicing tanks for containment per new State regulations.

PENDING APPLICATIONS:

**A. TOWN OF BARKHAMSTED, applicant/owner., 33 New Hartford Road.
Site plan modification for addition to Town Garage**

Hart made a motion to approve the site plan modification application, as presented and based on oral and written testimony, seconded by Polderman and unanimously approved.

CONTINUED DISCUSSION REGARDING PRIVATE ROAD REGULATIONS

Rista Holda, ZEO, brought samples of Estate Lot subdivision applications from the Town of New Hartford to give examples as to why the 50 foot front yard setback should be 200 feet in width if the regulation was going to allow a 30 foot front yard width. Debbie Brydon, staff secretary also suggested dropping the proposed Common Driveway regulation and going for Public Hearing on just the Shared Driveway, without a Special Exception.

Hart made a motion to expeditiously move forward on bringing a non special exception Shared Driveway regulation to Public Hearing, seconded by Polderman. The vote was four in favor (Lavieri, Hart, Polderman and Neumann-Lynes) and one against, (Beland).

Hart made a motion to bring the amended, Shared Driveway regulation to Public Hearing, after Tom McGowan's review for the first meeting in June, 2009 (June 11, 2009), seconded by Polderman. The vote was four in favor (Lavieri, Hart, Polderman and Neumann-Lynes, and one against (Beland).

Hart made a motion, with reluctance, to strike the proposed Common Driveway regulation and send Private Road/Estate Lot regulation to Tom McGowan for finalization, seconded by Neumann-Lynes and unanimously approved.

Neumann-Lynes made a motion to send the proposed Private Road/Estate Lot regulation to Public Hearing for the first meeting in June, 2009 (June 11, 2009), seconded by Hart and unanimously approved.

Approval of minutes:

Hart made a motion to approve the minutes of February 12, 2009, seconded by Polderman and unanimously approved.

Correspondence: Reviewed; no action taken.

Any other business legal and proper to come before said meeting:

Lavieri gave a brief overview of a panel discussion that she and Storm Connors attended on Affordable Housing. This panel discussion also touched on Cluster Housing regulations. Lavieri will bring the pamphlets from the panel discussion to the next meeting.

The commission asked that miscellaneous regulation changes, such as Cluster Housing, and Accessory Apartments, with no additions to the residence be changed to not require a Special Exception be discussed at the next workshop.

Public Comment: None

Hart made a Motion to adjourn at 8:35 pm, seconded by Neumann-Lynes and unanimously passed.

Approved _____ Date _____
James Hart-secretary