

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, APRIL 8, 2010**

Acting Chairman James Hart called the meeting to order at 7:03 p.m. Members present were John Polderman, and Sharon Neumann-Lynes. Also present was Rista Malanca the Zoning Enforcement Officer, Debbie Brydon, Assistant Zoning Enforcement Officer and Martin Connor, Town Planner.

PUBLIC HEARINGS: None

NEW APPLICATIONS: None

PENDING APPLICATIONS: None

**DISCUSSION WITH TOWN PLANNER, MARTIN CONNOR REGARDING
PROPOSED ZONING AMENDMENTS, I.E. OPEN SPACE, ACCESSORY
APARTMENTS AND ACCESSORY BUILDINGS**

The commission discussed removing the Open Space regulation from the Subdivision Regulations. Mr. Connor explained that this could not be removed per Connecticut State Statutes and even though some commission members felt this regulation is unconstitutional, it has been upheld by the Supreme Court.

Mr. Connor stated the present Cluster Housing regulations call for Open Space. The commission felt the Town Cluster Housing regulations should also be clarified. The Cluster regulations will be looked at through the Low Impact Development (LID) grant.

Neumann-Lynes feels the Town should have a fee in lieu of Open Space. Mr. Connor stated that many Towns use this fee to fund the Open Space account to purchase land in the future.

If the commission decides to add specifications to the present Open Space requirement, this can also fall under the LID grant and be reviewed under the proposed LID regulation changes.

The commission also asked Mr. Connor to review the present "Rear Lot" regulation under the LID grant.

Accessory Apartments were discussed next. Debbie Brydon found an old proposal done by Tom McGowan for accessory apartments. See attached. Mr. Connor had one concern about allowing accessory apartments in the main dwelling without a Special Exception, if there were no changes to the footprint of the main dwelling. He questioned what would happen in the event someone wanted an accessory apartment in an accessory dwelling.

This should also be a Special Exception. When reviewing Mr. McGowan's proposed change, the commission found that this had been addressed as a Special Exception.

Hart's correspondence to the commission regarding home occupations and accessory buildings was discussed next. See attached. Mr. Connor explained that the Town of Goshen differentiates between an accessory building and a barn. The barn is more for agricultural purposes. He felt the commission should look into a possible change in the definitions and possibly change the "Table of Uses" to allow recreational uses in the RA-2 zone.

Mr. Connor also felt for the purposes of a home occupation, the regulations should include more specifics and standards, such as the size of the lot, and changing the set backs for accessory buildings. He also stated that you cannot allow home occupations for only people abutting MDC or People's State Forest. Mr. Connor will draft a proposed regulation with some standards for a future meeting.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes for March 11, 2010, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING: None

PUBLIC COMMENT:

Khea Cook thanked Debbie Brydon for sending a copy of the correspondence from Jim Hart regarding the regulations being discussed and also questioned recreational uses of a barn.

C.J. Becketl feels that Debbie Brydon should not be speaking at Planning and Zoning Meetings. Hart explained that she is a valued staff member and is relied on by the board for information and history.

Polderman made a motion to adjourn at 8:25 pm, seconded by Neumann-Lynes and unanimously passed.

Approved _____ Date _____
James Hart-secretary