

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, August 11 2011**

1. CALL TO ORDER

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, John Polderman, Gregory Gordon, and James Hart. Also present was Rista Malanca, Zoning Enforcement Officer.

2. NEW APPLICATIONS:

- A. Salvatore Tartaglione, applicant/owner, 20 River Road, Pleasant Valley. Special Exception for Bed and Breakfast.** For the next meeting the Commission will want to see a complete plot plan as well as building plans

IN A MOTION made by Mr. Hart seconded by Mr. Gordon it was voted to accept the application and set a public hearing for September 8, 2011. Vote Unanimous.

3. PUBLIC HEARINGS:

- A. Mark K. Jones, Trustee, owner/applicant, Lot 6-8 Kelsey Court. Application for two lot re-subdivision – public hearing continued.** A report from Tom Grimaldi, Town Engineer, was submitted dated 8-9-2011 stating that the application was completed to his satisfaction. The Commission reviewed a report from Martin Connor, AICP, Town Planner, dated 8-7-2011, also a favorable report. Brian Denno, surveyor, on behalf of the applicant, was present and briefly discussed the plans. Ms. Malanca stated the since the last public hearing we have received a favorable report from the Inland Wetlands Commission, and the concerns from Mr. Grimaldi and Mr. Connor had been addressed.

With no further questions from the Commission or the Public the Public Hearing was closed at 7:15

Ms. Lavieri recused herself and left the meeting room at 7:15pm Mr. Hart took over as Chairman.

- B. Borghesi Building Co., LLC., applicant, The Lavieri group, owner, 390 New Hartford Road. Special Exception for construction of a health care facility, with professional offices and accessory helipad**

Alan Borghesi was present to discuss his proposal with the Commission. He stated that this proposal is for a 18,500 square foot medical center which will house Charlotte Hungerford's Emergency Room and Sleep Center, noting that the Emergency Room will not be open 24 hours a day. This building will also house

several other doctor's offices. The Site has a proposed Helipad, which is used to transport people out of the Emergency Room to a Hospital. Mr. Borghesi went through the criteria for approving a special Exception and stated that in his opinion this proposal does meet the character of the neighborhood as it has a retail plaza on one side and a mechanic on the other side. DOT has approved the road cuts and FAA has approved the Helipad. The Town of Barkhamsted has received approval from the Winsted WPCA to allow Mr. Borghesi to hook up to the Winsted Sewer and Public Water Supply. All lighting proposed will be cut off lighting. The Zoning Regulations require 93 Parking Spaces, there are 117 proposed spaces. Michael Klein, from Environmental Planning Services, had worked with the designing Engineer, Town Engineer, Town Planner, and Mr. Borgheshi to incorporate several LID Storm water Techniques Mr. Grimaldi and Mr. Connor have submitted favorable reports to the Commission for approval.

With no further questions from the Commission or Public the public hearing was closed at 7:40

4. PENDING APPLICATIONS:

A. Borghesi Building Co., LLC., applicant, The Lavieri group, owner, 390 New Hartford Road. Special Exception for construction of a health care facility, with professional offices and accessory helipad

The Commission felt this development, as well as bringing sewer and water in to Barkhamsted, would be an asset to the Community. Commercial development along Route 44 is part of the Plan of Conservation and Development.

IN A MOTION made by Ms. Neumann-Lynes seconded by Mr. Polderman it was voted to APPROVE the application for Borghesi Building Co., LLC., applicant, The Lavieri group, owner, 390 New Hartford Road. Special Exception for construction of a health care facility, with professional offices and accessory helipad as presented. Vote unanimous.

Ms. Lavieri returned to the meeting at 7:45

A. Mark K. Jones, Trustee, owner/applicant, Lot 6-8 Kelsey Court. Application for two lot re-subdivision –

IN A MOTION made by Mr. Hart seconded by Mr. Gordon the Commission APPROVED the application for Mark K. Jones, Trustee, owner/applicant, Lot 6-8 Kelsey Court. Application for two lot re-subdivision with the Condition that the Volume and Page number of the easement for the fire cistern on Lot 6-8A be recorded on the Mylar Map. Vote Unanimous

5. APPROVAL OF MINUTES – The Commission received and reviewed the minutes prior to the meeting

IN A MOTION made by Mr. Hart seconded by Ms. Neumann-Lynes it was voted to APPROVE the meeting minutes from June 9, 2011 as written. Vote Unanimous

6. CORRESPONDENCE: - None

7. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING- None

8. PUBLIC COMMENT – None

Respectfully Submitted by:

**Rista Malanca,CZEO
Zoning Enforcement Officer**

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