

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, SEPTEMBER 13,, 2012**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Jim Hart, Sharon Neumann-Lynes, Greg Gordon, and alternate, Tim Grohowski. Also present was Debra Brydon, Zoning Enforcement Officer. Lavieri sat Grohowski for Polderman.

NEW APPLICATIONS:

A. Cooley, Dawn, DMD, applicant, Martel, Dean and Charlene, owners, 124 New Hartford Road. Application for Site Plan approval.

Dr. Cooley presented her photos and site plan for a dentist office at 124 New Hartford Road. She explained that she would have a small two chair dentist office and the parking lot would be to the left of the building. It would be constructed with pea stone for a pervious parking area with four spaces and one handicapped. She is waiting for approval from the Connecticut DOT for the curb cut for the new entrance and has applied to Inland/Wetlands for approval for the construction of the parking lot within the buffer area of Morgan Brook. The commission will wait for the DOT approval and a report from the Inland/Wetlands Commission.

PUBLIC HEARINGS: None

PENDING APPLICATIONS:

A. Amendments to the Zoning Regulations and Subdivision Regulations to incorporate Low Impact Development (LID) regulations and to further add a new Section 193.67.1 “Conservation Subdivisions” to the Zoning Regulations

Hart made a motion to approve the amendments to the Zoning Regulations and Subdivision Regulations to incorporate Low Impact Development (LID) regulations and to further add a new Section 193.67.1 “Conservation Subdivisions” to the Zoning Regulations, as presented at the public hearing on August 9, 2012, and as per oral and written testimony, seconded by Gordon and unanimously approved. Lavieri and Neumann-Lynes abstained as they were not present at the public hearing.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from August 9, 2012, seconded by Gordon and unanimously approved. Lavieri and Neumann-Lynes abstained.

CORRESPONDENCE:

The commission reviewed a draft of the State Locational Guide map for the State Plan of Conservation and Development. Debbie Brydon read the definition of the Priority Development Areas. There were some discrepancies on the map for Barkhamsted. There is a hearing on September 18th at 7 pm at the Goshen Town Hall to discuss these discrepancies with the Towns falling under the Litchfield Hills Council of Elected Officials. No one from the commission can attend the hearing, so Debbie will contact Rick Lynn and go over discrepancies in Barkhamsted.

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

REPORT FROM ZONING ENFORCEMENT OFFICER:

Debbie Brydon reported that a new building inspector was hired. His name is Jerry Waters and he is an architect from Collinsville. His hours are Mondays from 9:00 am until noon and Wednesdays from noon until 6:00 pm.

PUBLIC COMMENT: None

Neumann-Lynes made a motion to adjourn the meeting at 8:10 pm, seconded by Hart and unanimously approved.

James Hart
Secretary