

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, NOVEMBER 8, 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 and Town Planner, Martin Connor. Tim Grohowski was seated for John Polderman

NEW APPLICATIONS:

- A. Makham D. Sallade, applicant, Mallory Brook Development, LLC., owner, 380 New Hartford Road. Application for Site Plan amendment for Tractor Supply.**

Debbie Brydon presented the site plan to the commission. Tractor Supply has many trailers for sale that are displayed outside the fence that houses outside display and sales. There were complaints this Summer about this outside storage. Tractor Supply amended their site plan to show the outside storage of the trailers. Marty Connor reminded the commission that the zoning regulations do not have a use that reflects outside retail display sales. It was decided that Tractor Supply should rescind their application and put the trailers inside the fence area until a Public Hearing is held to amend the regulations to include "outside storage and display of retail inventory" by a SP (Site plan approval) in the B1 and B2 zones.

The commission further discussed amending the Table of Uses to include "Sales and storage of contractor equipment"; "contractor storage yard, including outside storage"; "Storage"; and "Wholesale business" all by Special Exception (SE) in the B1, B2, I1, I2 and I3 zones.

PUBLIC HEARINGS: None

PENDING APPLICATIONS:

- A. Estate of Marjorie Hart, applicant/owner, 58 Boettner Road. Application for two lot re-subdivision.**

Application rescinded.

DISCUSSION REGARDING SETBACK AMENDMENTS:

Martin Connor presented the attached amendment to the commission to reduce the side and rear yard setbacks for properties abutting State Forest Land and MDC. The proposed amendment would fall under Article IV, Section 193-30 G Exceptions. The commission

further discussed the reasoning for a 50 foot rear yard setback Hart proposed reducing the rear yard setback in an RA2 zone to 40 feet.

Hart made a motion to take the proposed amendments to the Table of Uses and the reduced side and rear yard setback amendments to Public hearing at the January 24, 2013 meeting, seconded by Gordon and unanimously approved.

REVIEW OF DRAFT GIS MAPS AND ZONING OVERLAYS;

Debbie presented the draft GIS zone map done by AppGeo and asked the board to review the Route 44 corridor and properties that fall into two different zones. Martin Connor suggested that the map be scaled off from the present zone map and reminded the commission to follow Article II, Sections 193-23 and 193-24. Debbie will advise App Geo.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from October 11, 2012, seconded by Gordon and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

REPORT FROM ZONING ENFORCEMENT OFFICER: None

PUBLIC COMMENT:

Deb Cirrello expressed concern about reducing the rear yard setback to forty (40') feet.

Hart made a motion to adjourn the meeting at 8:15 pm, seconded by Grohowski and unanimously approved.

James Hart
Secretary