

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, SEPTEMBER 26, 2013**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Sharon Neumann-Lynes, Gregory Gordon, James Hart, John Polderman and alternates, Tim Grohowski and Al Neumann. Also present were Debra Brydon, Zoning Enforcement Officer and Martin Connor, Planner

INFORMAL DISCUSSION REGARDING APARTMENT RENTALS IN THE PVC/RC ZONE FOR BUSINESS PURPOSES;

Joe Bazzano from Pleasant Valley Fence Company was present to answer any questions regarding the property located at 77 River Road. At the present time this residence is considered a duplex, which is allowed in the PVC/RC zone. Marty Connor suggested the commission review the regulation Section 193-63 "Country Inns", which allows up to ten rooms and allows the commission some flexibility. The only problem would be the acreage requirement of 5 (five) acres. Marty suggested adding a few additional paragraphs allowing for reduced acreage in the PVC/RC zone and give the commission more flexibility when reviewing the site plans. Mr. Connor further reminded the commission to review Section 193-25 "Purpose of RC/PVC District".

The commission also reminded staff that the regulation regarding Bed and Breakfast establishments, Section 193-58 was on the list to be amended to extend the length of stay for guests to one week.

Mr. Connor will provide the commission with the recommend proposed changes.

DISCUSSION REGARDING NEW CLUSTER HOUSING PROPOSED REGULATIONS:

The commission reviewed the proposed changes presented by Mr. Connor in his letter dated May 12, 2013, see attached. The question that was discussed was the acreage requirement, presently proposed at 10 (ten) acres for a Cluster Housing Development. Chairman Lavieri was looking for a smaller acreage requirement.

When reviewing the "maximum density formula", it was pointed out by staff member, Debbie Brydon that the PVC/RC zone had no acreage requirement. This would need to be corrected. The commission felt that a requirement of a one-quarter acre should work. This will be decided at the next meeting and added to amendments that need to be brought to a public hearing.

Basically, the piece of property looking to be developed will be determined by whether a community septic can be supported. Mr. Connor also pointed out that at the last LID

seminar, a State DEEP employee said there is a back-up of two years for approval on community septics.

The commission further reviewed Section 193-49, "General Standards and Objectives for Special Exceptions".

This discussion regarding Cluster Housing will continue at the next meeting.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from June 27, 2013, workshop meeting, as presented, seconded by Neumann-Lynes and unanimously approved.

CORRESPONDENCE: None

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

PUBLIC COMMENT:

Khea Cook felt that the commission had a good discussion regarding Cluster Housing and feels that we do need a Cluster Housing regulation. She felt either ten acres or six acres would be fine.

Hart made a motion to adjourn the meeting at 8:50 pm, seconded by Gordon and unanimously approved.

James Hart
Secretary