

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, APRIL 24, 2014**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Sharon Neumann-Lynes, James Hart, Greg Gordon, and alternates, Tim Grohowski, Al Neumann and Tom Andersen. Also present was Debra Brydon, Zoning Enforcement Officer. Al Neumann was seated for John Polderman.

DISCUSSION ON PROPOSED ZONING REGULATION CHANGES.

The definition of “Accessory Buildings” was proposed to read “A structure that is subordinate in size and use, detached from the principal structure, but located on the same lot.”

Al Neumann felt that the word “subordinate” should be removed from the definition, as the definition should not be the regulation. Then a regulation would be necessary in the body of the regulations to state that it must be subordinate in size and use to the primary residence.

Neumann made a motion to change the definition of “Accessory Buildings or Structures” by removing the word “subordinate”, seconded by Hart.

After a lengthy discussion the commission voted on the motion made by Neumann. The vote was 4 in favor (Neumann, Hart, Gordon and Neumann-Lynes) and one against (Lavieri).

The commission asked staff to ask Martin Connor to craft a regulation regarding accessory structures, to be subordinate in size and use to the primary structure on less than three acres.

The commission then started the discussion on the motion made by Hart, and seconded by Lavieri at the last meeting to send the following amendments to Public Hearing:

1. Add to “Accessory Building” definition: **NOTE: See Section 193-64D for size limitations**
2. **193-64D, Accessory Building Special Exception**

In an RA2 zone where the lot size is three acres or larger, the Commission may, by Special Exception, permit accessory buildings, larger than the primary structure.

The commission agreed that No. 1 did not need to be included in the amendment. Hart moved the question, and the commission voted on the motion with the change of removing No. 1. The vote to bring the amendment to Public Hearing was three in favor (Hart, Gordon, Neumann) and two against (Neumann-Lynes and Lavieri).

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes from March 27, 2014, seconded by Hart and unanimously approved, with Gordon and Neumann abstaining.

CORRESPONDENCE: None

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING:

Al Neumann asked for some minor changes to correct typos in the Zoning Regulations. Staff will take care of these. Neumann also asked the commission if he could be a part of the committee when the new Plan of Conservation and Development was being crafted.

PUBLIC COMMENT: Deb Simon from the Conservation Commission asked for clarification on the last motion made for the amendment to allow for Accessory Structures in an RA2 zone with 3 acres or more to be larger than the primary structure. Staff gave her a copy of the minutes and motion.

Hart made a motion to adjourn the meeting at 8:55 pm, seconded by Gordon and unanimously approved.

James Hart
Secretary