

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, MARCH 24, 2016**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, John Polderman (7:06 PM) and alternate, Tom Andersen. Also present was Zoning Enforcement Officer, Debbie Brydon (7:35 PM) and UCONN intern, Natalia Zagula. Tom Andersen was seated for Sharon Neumann-Lynes.

**NEW APPLICATIONS: None**

**DISCUSS RESULTS FROM THREE FORUMS AND THE SURVEY RESULTS FOR THE POCD:**

Natalia Zagula presented handouts to the commission members on the Environment and Recreation Forum held on December 9, 2015; the Economic Forum held on January 13, 2016; the Business owner Focus Group, held on November 16, 2015 and the Housing Forum held on January 27, 2016. She also presented a summary of the Survey results and public input to date. All of these summaries can be reviewed in the Town Clerk's Office.

Natalia asked the commission to review the draft Plan of Conservation and Development and the 2007 Action Agenda items for discussion at the next meeting in April.

**PUBLIC HEARINGS:**

**A. Fasciano, Sarah, applicant/owner, 18 Yarmoshuk Road. Application for Special Exception for a Home-Based Business, Section 193-56C**

The Public hearing was opened at 7:45 pm. Sarah Fasciano, the applicant spoke on behalf of her proposed home business, which would include massage therapy and hair salon. Sarah has applied to Farmington Valley Health Department for the hair salon permit. They cannot approve this until she has zoning approval and the room is completed with the plumbing for the sinks. She will have no signage. The business will be part time and service only one customer at a time. She will open at 9:00 and go no later than 6:00 pm. She will not be open on Sundays. She is anticipating ten clients total per week. She will only be using one room in the house that is less than 200 square feet. She will be running a wellness based business. All her products she uses are organic. She is licensed and insured. She will have no employees at her home.

Staff read the many letters in favor of the business from Tracey L. Benham, Dawn Marie Renfrew, Susie and Glenn Larson and Darlene Grant. Staff also read a letter from Tony Gorman with many questions regarding the proposed business. All of the questions were answered in the Public hearing. Susie Larson was also present and spoke in favor of the application. Art and Mary Ann Roy were also present and stated she had visited the

proposed room where the business was going to operate and did not realize it was also going to be a hair salon. Ms. Fasciano explained that she has her license as a hair dresser and this was an after thought.

The Public Hearing was closed at 8:10 pm.

**PENDING APPLICATIONS:**

**A. Fasciano, Sarah, applicant/owner, 18 Yarmoshuk Road. Application for Special Exception for a Home-Based Business, Section 193-56C**

Hart made a motion to approve the application as per oral and written testimony presented at the public hearing, seconded by Andersen and unanimously approved.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes of January 28, 2016, as presented, seconded by Polderman and unanimously approved.

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

Staff, Debra Brydon has been reviewing the Air BNB's in Town and found one that cannot be rented. She is working with the homeowners to resolve the issue.

**CORRESPONDENCE:** None

**PUBLIC COMMENT:** None

Hart made a motion to adjourn the meeting at 8:30pm, seconded by Polderman and unanimously approved.

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James Hart  
Secretary