

**Town of Barkhamsted
Low Impact Development
Land Use Committee
September 15, 2010
7:00 PM Town Hall**

Minutes

Attendees: Michael Beauchene, Scott Johnstone, Michael Klemens (Cary Institute), Chris Lavieri, Tom Nelson, Johnny Polderman, Mario Santoro, and Don Stein

Roger Behrens, John Greaser, and Deborah Simon were absent.

Also present were Marty Connor (Town Planner), Tom Grimaldi (Town Engineer) and Tim Grohowski.

Discussion:

The committee reviewed and approved the minutes of the August 2, 2010 meeting.

Dr. Klemens updated the committee on the biodiversity study. The most significant finding was the siting of a spring salamander off of West West Hill Road in the vicinity of Morgan Brook, which is the first time this species has been seen this far west. This is a very significant range extension and shows very high water and habitat quality. The concluding phase of the study is the search of habitats for the spring salamander and Dr. Klemens will provide an update on the parcels and acreages surveyed and a summary of the findings at the next meeting. The target date for his report with maps is still November.

The committee reviewed proposed road cross sections presented by Tom Grimaldi, which provided insight into the current requirements for road construction, 2 other possible approaches which are environmentally preferred, and a proposed approach to private roads, if they were to be adopted. Variations include the use of Cape Cod curbing or no curbing, the type of sub-base to be used, road width, the type and depth of paving, or no paving. The committee felt that criteria for the application of these different techniques was needed and assigned an action to Don Stein, Tom Grimaldi and Rich Novak (Highway Foreman) to meet and provide recommended changes to the road and driveway ordinances for the next meeting.

The remainder of the meeting was spent reviewing the recommendations for revisions to the Zoning Regulations, provided by Marty Connors in conjunction with Tom Grimaldi and Michael Klemens. The review included a recommendation that the new language regarding the need for a biological assessment as part of the subdivision approval process should also include criteria for or a firm definition of what constitutes “minimal impact”.

In addition, there was significant discussion that resulted in modifying the language regarding “Common Driveways”. Decisions included:

- The wording will be changed to reflect “Private Roads”
- The maximum number of lots will be 4 estate lots and 2 frontage lots
- Estate lots will be required to have 150’ frontage either on the private road or at the 50’ setback line
- Maximum length of the private road will be 1000’
- Design standards for the private roads will be incorporated into the town ordinance for roads and driveways and removed from the zoning regulations

There was also discussion on the maximum allowable grade on roads and driveways as a way to make property more accessible. That will be considered as part of the revisions to the road standards, but there was reluctance expressed by the majority of the committee and the Town Engineer to exceed the current limits. Michael Klemens also provided some improvements to the definitions contained in the regulations and they will be incorporated by Marty Connors.

The meeting was adjourned at 9:15 PM

The next meeting will be held on Wednesday, October 20th at 7:00 PM in Town Hall.

Respectfully submitted,

Donald S. Stein
First Selectman