

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, MAY 22, 2014**

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

Hart made a motion to amend the agenda to allow Scott Hoskins to have an informal discussion with the Planning and Zoning Commission regarding some questions he has on his piece of property on 17 Old New Hartford Road, seconded by Neumann-Lynes and unanimously approved.

Scott Hoskins asked for a clarification on Section 193.56D of the Zoning Regulations regarding the parking of commercial vehicles. His property is 2.4 acres and is in the RA2 zone. He wanted to know if he could apply for a Special Exception to park commercial vehicles on the property. The commission felt that this regulation applied to owner occupied properties and suggested he apply for a zone change to possibly B-1.

Staff will consult with Martin Connor, Town Planner and ask for his opinion on a couple of different scenarios for this property, and get back to Scott Hoskins.

DISCUSSION ON PROPOSED ZONING REGULATION CHANGES.

Hart moved to rescind the motion made on April 24, 2014 regarding the proposed amendments for accessory buildings, seconded by Neumann-Lynes and unanimously approved. Hart then moved to open discussion on the proposed amendments drafted by Martin Connor regarding accessory structures. (see attached)

Hart felt there were a couple of flaws with Mr. Connor's proposed amendment and did not like that the size of the accessory structure was tied to the size of the residence. After a lengthy discussion, Chairman Lavieri polled each member of the commission and asked them whether they would like to keep the present language in the regulations with some minor clean-up or move forward with the proposed amendments by Mr. Connor's. Hart felt it was important to put in language regarding the interpretation of square footage of the house as stated on the property card and not the dimensions of the residence, which is used when determining the size of the accessory structure. Everyone else on the board agreed to keep the regulations the same with some minor clarifications. Staff will present this to the board at the next meeting.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes from April 24, 2014, seconded by Hart and unanimously approved, with Polderman abstaining.

CORRESPONDENCE: None

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

Staff reported to the commission on an illegal accessory apartment in an accessory building that was discovered. Staff is working with the owners. They must first go to FVHD for approval for the septic and then go before zoning.

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 9:05 pm, seconded by Neumann-Lynes and unanimously approved.

James Hart
Secretary