

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JANUARY 28, 2016**

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

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

DISCUSS RESULTS FROM LAST FORUM ON “HOUSING” FOR THE POCD:

Natalia Zagula advised the commission that a little over 20 people attended the “Housing” Forum on January 27th at the Town Garage. The majority of the attendees were seniors. There was an over whelming response to the need for senior housing. Natalia will provide a written summary to the commission.

DISCUSS PROPOSED AMENDMENTS FROM THE STATE ON THE “IH” ZONE:

Debbie Brydon advised the commission that the amendments that were approved for the “IH” (Incentive Housing) zone should have been reviewed by Dimple Desai at the Connecticut Department of Housing before approval. The State of Connecticut Department of Housing has since asked for a few minor corrections. Three of these corrections are minor and do not need a public hearing. The other two corrections do need a public hearing. The corrections are as follows:

Section 193-67.2d Density, Paragraph 4, last sentence, “with a waiver as may be granted by the Connecticut Department of Housing”;

Section 193-67.2.G Incentive Housing Restriction, Paragraph 1, last sentence, “published by the Connecticut Department of Housing;

Section 103-67.2.G Incentive Housing Restriction, Paragraph 2, last sentence, “published by the Connecticut Department of Housing; and the corrections that need the public hearing are as follows:

Section 193-67.2.L Application Processing for Incentive Housing Developments, Paragraph 2, add before last sentence “Such application shall be approved by the Connecticut Department of Housing, in writing, before adoption by the commission”;

Section 193-67.2.M Decision Considerations, Paragraph 1, add before last sentence “with approval from the Connecticut Department of Housing, in writing.”

The commission asked that the word "Connecticut" be added before the Department of Housing. Hart made a motion to send the changes to a Public Hearing on April 14, 2016 at 7:00 pm, seconded by Polderman and unanimously approved.

DISCUSS BUDGET:

The commission asked if the reports for fiscal year 2014/2015 and 2015/2016 could be printed for their review and discussion at the next meeting.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes of October 22, 2015, as presented, seconded by Hart and unanimously approved.

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

CORRESPONDENCE: None

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 8:25pm, seconded by Neumann-Lynes and unanimously approved.

James Hart
Secretary