

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, MAY 12, 2011**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were John Polderman, Gregory Gordon, Sharon Neumann-Lynes and James Hart, and Alternate Storm Connors. Also present was First Selectman, Donald S. Stein, Debra Brydon Staff Secretary and Rista Malanca, Zoning Enforcement Officer.

NEW APPLICATIONS:

**A. Mark K. Jones, Trustee, owner/applicant, Lot 6-8 Kelsey Court.
Application for two lot re-subdivision**

Hart made a motion to accept the application and set for Public hearing on June 9, 2011 at 7:00 pm, seconded by Gordon and unanimously approved.

PUBLIC HEARING: None

PENDING APPLICATIONS: None

Discussion of proposed changes to the Town of Barkhamsted Zoning regulations and Subdivision regulations to include Low Impact Development (LID) changes, per recommendations from MLUE stake holder's committee

The commission continued the discussion on the proposed changes to the Zoning and Subdivision regulations. The commission felt that they should possibly keep the Residential Cluster regulations and fix them and add the "Conservation Subdivision" language.

The commission is waiting for an opinion from the Attorney regarding the Common Interest Ownership Act (CIOA). Selectman Stein advised the commission that he was getting feedback from the Town Planner and Town Engineer on driveways with a fifteen (15%) grade. Hart suggested taking the grade out of the ordinance and making it an exception by PZC for a grade in excess of twelve (12%) percent.

Hart did not agree with the addition of a "biological assessment" for Site Plan Standards and Requirements. He would prefer to reference a specific map of the vernal pools in Town, possibly the one done by Dr. Klemens.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes for April 14, 2011, as presented, seconded by Neumann-Lynes and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

None

PUBLIC COMMENT:

Tim Grohowski commented on the need for multi-family housing, not involving open space, and suggested the commission look in to regulations for that.

Hart made a motion to adjourn at 8:25 pm, seconded by Polderman and unanimously passed.

Approved _____ Date _____
James Hart-secretary