

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, JULY 23, 2009**

**CALL TO ORDER**

Acting Chairman James Hart called the meeting to order at 7:05 p.m. Members present were Sharon Neuman-Lynes and John Polderman

**PUBLIC HEARINGS:**

**A. Neher, Russell and Kristeen, applicant/owners, 383 West River Road. Application for Special Exception for Home Occupation.**

Chairman advised the applicants that they could wait for a four member board. Russ Neher stated he wanted to move forward with three members.

The hearing was opened at 7:06. The public notice was read into the record. Applicants presented the certified, return receipts from abutting property owners. A site map and pictures were entered into the record. The garage is 41 feet from back corner to the gas line. The applicant stated they were looking for permission for a home occupation (Section 193-56C) and permission to park commercial vehicles (Section 193-56D). The applicant owns two septic trucks both over 12,000 GVW and one tractor trailer "horse", also weighing over 12,000 GVW. The trucks leave in the morning and return around 3:00 pm. Hart stated that even though West River Road says no thru trucks, trucks originating from that road can travel on West River Road.

The following people spoke in favor of the application: Ken Cyr, Paul Beauchene, Kim Connors, Edward Connors, Peter North and Tim Grohowski. Kristeen Neher said that the business had been around for 60 years and this was the third generation.

The public hearing was closed at 7:16pm.

**B. Optiwind, Corp/Regional School District No. 7, applicants, Regional School District No. 7, owner, 100 Battistoni Drive, Winsted. Application for Special Exception for Energy Generation Facility (Wind Turbine).**

Staff stated a letter was received dated July 23, 2009 withdrawing this application.

**NEW APPLICATIONS:**

**A. Northwestern Regional School No. 7, applicant. Application for Zoning Amendment to Section 193-62A Towers.**

Neumann-Lynes made a motion to accept the application, forward same to the Town Planner for review and forward to Litchfield Hills Council of Elected Officials and set for Public Hearing for September 10, 2009, seconded by Polderman and unanimously approved.

**PENDING APPLICATIONS:**

**A. Neher, Russell and Kristeen, applicant/owners, 383 West River Road. Application for Special Exception for Home Occupation.**

Polderman made a motion to approve the application for Special Exception for Section 193-56C and 193-56D, as per oral and written testimony, seconded by Neumann-Lynes and unanimously approved.

**B. Optiwind, Corp/Regional School District No. 7, applicants, Regional School District No. 7, owner, 100 Battistoni Drive, Winsted. Application for Special Exception for Energy Generation Facility (Wind Turbine).**

Application withdrawn.

**C. Scanlon, Robert D., applicant/owner, 46 Taylor Road. Application for Special Exception for Home Occupation**

The commission discussed the findings of Rista Holda, CZET regarding the sightline. The sightline to the right is 200 feet. The sightline to the left would be 300 feet, when the tree is taken down. The fact that the original driveway was never approved and the bond was never released, was discussed. The pending application was tabled until August 13, 2009, due to the lack of quorum present at the meeting.

**APPROVAL OF MINUTES:**

Polderman made a motion to approve the minutes of June 25, 2009, as presented, seconded by Hart and approved, with Neumann-Lynes abstaining.

**CORRESPONDENCE:** Reviewed; no action taken.

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

Hart suggested the commission meet with Don Stein and Rich Novak to discuss amending the driveway ordinance and also possibly abandon the ordinance and keep the driveway regulations only in the zoning regulations.

Hart further suggested adding to the “to do list” a discussion on Section 193-56c (d) and what constitutes “exterior evidence”.

**PUBLIC COMMENT:**

David Fazzina felt the sightline regulations for driveways, in the driveway ordinance, should be revisited to take into affect the length of vehicles.

Tim Grohowski also felt the sightlines were affected by the grade of the road.

Peter North questioned the Optiwind application and if abutting property owners would be noticed?

Neumann-Lynes made a motion to adjourn at 8:10 pm, seconded by Polderman and unanimously approved.

**Respectfully submitted**

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**James Hart - Secretary**