

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, FEBRAURY 25, 2010**

**CALL TO ORDER**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Sharon Neuman-Lynes, and James Hart. Also present was Rista Malanca, Zoning Enforcement Officer and Debra Brydon, Staff support.

**2. PRESENTATION OF PROPOSED ACQUIFER REGULATIONS.**

Don Pelletier was present from the Barkhamsted Conservation Commission to answer any questions the PZC might have on the proposed aquifer regulations. The commission wanted to know what maps were followed, and the question arose. Do you protect just the aquifers, or all ground water wells. Rista Malanca read the DEP definition of aquifers and also stated that a specific map would be necessary to enforce the proposed regulations. Mr. Pelletier stated they would get the maps for the next workshop meeting.

The entire commission, as well as staff, felt they were good regulations and thanked the Conservation Commission for their hard work.

**3. DISCUSS SHARED DRIVEWAYS.**

Rista informed the commission that shared driveways should fall under the Low Impact Development (LID) grant and has asked the Town Planner, Martin Connors to craft a new shared driveway regulation to present with the other LID regulation proposals. Staff has forwarded to Mr. Connors the last proposed regulations and input from the last public hearing on Shared Driveways.

**4. DISCUSS OPEN SPACE REGULATIONS**

Rista felt the present regulations for Open Space should just come out and not be modified. See memo from Rista to PZC commission attached. The Town of Barkhamsted is very lucky to have so much open space land protected, i.e. MDC and American Legion People's State Forest. The proposed removal of the open space regulations would have to go to a public hearing.

## **5. DISCUSS JIM HART'S MEMO REGARDING REGULATION CHANGES.**

See Mr. Hart's memo to the PZC commission attached. The commission discussed the memo, item by item:

### a. Accessory Apartments.

Everyone on the commission agreed with this proposed change, as well as staff. Staff will look up prior proposed amendments to this regulation and craft a new proposed amendment.

### b. Fire Tanks.

Hart felt it was not a wise use of the cost to place a fire tank (roughly \$30,000 to \$40,000) for just 6 houses in a small subdivision. He will speak with Richard Winn and found out how the fire departments feel about this, and report back to the commission.

### c. Private Roads.

This also falls under LID regulation changes.

### d. Rear lots.

Everyone agreed that "rear lots" should not be a Special Exception, but should come before the zoning department for review. The question also came up about the possibility of putting rear lot regulations in the subdivision regulations and allowing for a higher number. Rista will ask Martin Connors to review this as well, under the LID grant.

### e. Home businesses.

Hart will work on a proposed draft of this regulation to present at a future workshop meeting.

## **6. GENERAL DISCUSSION OF REGULATIONS.**

Rista is working on simplifying the "Table of Uses" in the regulations. Hart felt the regulation regarding "Accessory buildings" not being allowed on property without a residence, should be changed to allow a property owner to have an accessory building on his/her property without a residence. Staff disagreed. The commission asked staff to research other Town regulations and look into changing this.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes of September 24, 2009, 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:** None

Hart made a motion to adjourn at 8:45 pm, seconded by Neumann-Lynes and unanimously approved.

**Respectfully submitted**

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**James Hart - Secretary**