

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, MAY 8, 2014**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Greg Gordon, John Polderman and alternates, Tim Grohowski, and Tom Andersen (7:20 pm). Also present was Debra Brydon, Zoning Enforcement Officer, First Selectman, Donald S. Stein and Town Planner, Martin Connor. Tim Grohowski was seated for Sharon Neumann-Lynes and Tom Andersen was seated for James Hart at 7:20 pm

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

DISCUSS PROPOSED ZONING AMENDMENTS TO BE BROUGHT TO PUBLIC HEARING:

Chairman Lavieri felt there was some confusion at the last meeting about whether or not the amendment regarding the larger accessory buildings on three acres or more was voted to go to Public hearing.

Selectman Stein commented that he did not like the proposed amendment and felt there should be some standards and guidelines under the Special Exception, such as limiting the size, and larger setbacks.

Chairman Lavieri felt the commission should reconsider the vote on the whole amendment.

Martin Connor presented a draft of some amendments regarding the accessory buildings for under three acres for discussion. (See attached). The definition that Mr. Connor presented was discussed and the commission felt they could live with the word “subordinate” if it pertained to use. The size restrictions were reviewed and it was felt that they should be placed in Section 193-27, Table of Area and Dimensional Requirements. The commission also felt that the building size should be measured by the square footage of the living area of the residence as shown on the property card and not by the footprint of the residence and garage. They also felt the size should be “less than” and not 100%. These size standards would go in after “Maximum building height” and Section 193-30F would be deleted.

The commission then discussed the additional standards that might be used for the accessory structures on three acres or more. Martin Connor suggested setting a size limitation and larger setbacks.

The suggestion that seemed to be agreeable was on 3 to 5 acres the accessory structure could be 125% of the size of the residence; on 5 to 10 acres the accessory structure could be 150% and on 10 acres or more it could be 200%, or double.

Setbacks would also be increased proportionally by the same percentages depending on the size of the lot.

Another possible criteria was discussed regarding reducing the percentage of the lot coverage for the larger lots.

Martin Connor will draft up the proposed standards for the next meeting.

APPROVAL OF MINUTES:

Tabled until next meeting.

CORRESPONDENCE: None

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

PUBLIC COMMENT:

Khea Cook felt the discussion was a good one and felt that by adding specific standards and guidelines for the accessory structure on three acres or more. Julia Pattison felt they were moving forward and not backwards with some guidelines.

Neumann-Lynes made a motion to adjourn the meeting at 7:35 pm, seconded by Andersen and unanimously approved.

James Hart
Secretary