

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, MARCH 10, 2016**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Gregory Gordon, and John Polderman. Also present was Zoning Enforcement Officer, Debbie Brydon.

**NEW APPLICATIONS:**

- A. Sound Garrett Acquisitions, LLC., applicant/The Lavieri Group. LLC., owner, 390 New Hartford Road. Application for Site Plan Approval for small retail shop, O'Reilly Auto Parts**

Chairman Lavieri recused herself from hearing this application and left the room. Jim Hart was the Acting Chairman. Matt Bruton from BL Companies made the site plan presentation. Also present was Gary Eucalitto, member of Sound Garrett Acquisitions, LLC. Mr. Bruton advised the commission that this was a 4.8 acre site and they had approval from FVHD for a well and septic system and had also received approval from the Inland/Wetlands Commission. The construction plans have been reviewed by the Town Engineer, Rob Hiltabrand, as well as the Town Planner, Martin Connor. The business, O'Reilly's Auto Parts will be in a 7300 square foot building with 32 parking spaces. The lighting and landscaping plans were presented to the commission. No signage will be addressed at this time. The tenant will apply for signage upon completion of the building. Construction will begin in the next thirty days and be finished by the Fall. The commission questioned why the need for so many parking spaces. Mr. Eucalitto explained that the tenant requires that amount of spaces.

**PUBLIC HEARINGS:**

- A. Fasciano, Sarah, applicant/owner, 18 Yarmoshuk Road. Application for Special Exception for a Home-Based Business, Section 193-56C**

The Public Hearing was postponed until March 24, 2016 at 7:00 pm due to the lack of noticing in the paper.

**PENDING APPLICATIONS:**

- A. Sound Garrett Acquisitions, LLC., applicant/The Lavieri Group. LLC., owner, 390 New Hartford Road. Application for Site Plan Approval for small retail shop, O'Reilly Auto Parts**

Hart made a motion to approve the site plan application as presented and as per oral testimony, seconded by Polderman and unanimously approved.

**A. Fasciano, Sarah, applicant/owner, 18 Yarmoshuk Road. Application for Special Exception for a Home-Based Business, Section 193-56C**

The Public hearing postponed until March 24, 2016 at 7:00 pm.

**REPORT FROM NATALIA ZAGULA ON SURVEY RESULTS FOR POCD:**

Natalila Zagula gave a brief overview of the survey results that ended on March 1<sup>st</sup>. Out of 1800 surveys mailed to the residences in Town, she received back approximately 236 surveys. Roughly a 12% return. She only received 3 surveys from 20 year olds; 15 from 30 year olds. 10% of the returns were from 40 year olds; 30% in the 50 to 60 year old range; 25% in the 61 to 70 year old range and 15% from the 71 to 80 year old range.

The opinions from the survey basically mimicked the opinions heard at all three forums.

40% of the survey results showed positive feelings towards some economic development on Route 44, Riverton and Pleasant Valley. There was also a large percentage of the surveys that would like to see more trails and recreation while maintaining the rural character of the Town and protecting our natural resources.

Natalia will be giving a more in depth review of all three forums and the survey results at the next workshop meeting on March 24, 2016 at 7:00 pm.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes of the meeting on February 11, 2016, as presented, seconded by Polderman and unanimously approved.

**CORRESPONDENCE:** Staff handed out the invitation to the 5<sup>th</sup> Thursday forum from NWCOG on March 31<sup>st</sup> at 6:30 in their Goshen office to discuss the Regional POCD. Chairman Lavieri, Sherri Neumann Lynes, Debbie Brydon and Natalia Zagula will be attending the forum. All members are welcome.

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

Selectman, Donald S. Stein asked staff to present a brochure to the commission discussing the dangers of Outdoor Wood Burning Furnaces and ask the commission their opinion on banning wood burning furnaces. The opinion of the commission was unanimous to not ban outdoor wood burning furnaces.

**PUBLIC COMMENT:** None

Hart made a motion to adjourn the meeting at 8:15pm, seconded by Polderman and unanimously approved.

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James Hart  
Secretary