

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, FEBRUARY 11, 2010**

Acting Chairman James Hart called the meeting to order at 7:00 p.m. Members present were John Polderman, Sharon Neumann-Lynes, and Alternates Todd Beland and Storm Connors. Also present was Rista Malanca the Zoning Enforcement Officer. Hart sat Connors for Wayne Renfrew and Beland for Christina Lavieri.

PUBLIC HEARINGS CONTINUED:

A. Crew Motorcars, LLC., applicant, Stanley Slater, Jr., et al, owner, 127 New Hartford Road. Application for Special Exception for Used Car Dealership.

Richard Caulkins from Northeast Consulting presented new plans for the applicant. He stated that the Driveway Ordinance has now been complied with and they meet the 4% grade at the first 20 feet. He noted that the Zoning Regulations called for a 3% grade for the first 25 feet and could not exceed 8% grade. Rista Malanca felt this was a typo in the regulations and should read 4% and 12%.

Mr. Caulkins stated that the applicant also agreed to provide a bond for landscaping and Erosion and Sedimentation control. He also submitted a preliminary approval from FVHD and stated that the well was being moved to the front of the property. There was still no approval from the State DOT. Signage will remain the same as shown on original plans. The lighting on the signs on Route 44 should not cause a problem with traffic.

Debbie Brydon read the comments from the Town Engineer, Tom Grimaldi asking for a Structural Engineer for the retaining wall and commenting on the 2 small 6 inch over flow pipes in the drainage swale. Mr. Caulkins stated that they would be getting a Structural Engineer for the wall per State Building Codes and the 2 small pipes could be increased to 8 inches. The public hearing closed at 7:40 pm

NEW APPLICATIONS: None

PENDING APPLICATIONS:

A. Crew Motorcars, LLC., applicant, Stanley Slater, Jr., et al, owner, 127 New Hartford Road. Application for Special Exception for Used Car Dealership.

Connors made a motion to grant the waiver for a Landscape Designer instead of a Landscape Architect, seconded by Neumann-Lynes and unanimously approved.

Connors made a motion to approve the application for a Special Exception, as per oral and written testimony, and as shown on the maps entitled, "PROPOSED

DEVELOPMENT FOR CREW MOTORCARS ROUTE 44 BARKHAMSTED, CONNECTICUT PREPARED BY NORTHEAST CONSULTING, LLC 118 EAST MAIN ST, SUITE 201 TORRINGTON, CT 06790, Scale 1" = 20', Date: 11-23-09, Revised 12-11-09,12-18-09,12,22-09, 1-4-10 and 1-22-10", including the previous plan (A-1, Plan and Elevations, dated 1-13-2010, showing signage, with the following conditions:

1. Estimates for both landscaping and E & S controls will be submitted to the Zoning Enforcement Officer. Applicant will post two bonds for both the landscaping and E & S controls in the amounts satisfactory to the Zoning Enforcement Officer and in a form satisfactory to the Town Attorney. Any expenses incurred will be at Applicant's expense;
2. Final FVHD approval, prior to the Zoning permit being issue;
3. Approval by the State of Connecticut Department of Transportation, prior to Zoning permit being issued;
4. Applicant must follow new site plan with new well location in the Northeast corner of the site;
5. Connecticut Licensed Structural Engineer will give stamped approval of retaining wall;
6. The two 6" over flow pipes in the retaining wall will be increased to a minimum of 8 inches; and
7. A Professional Engineer, stamped "as-built" is required upon completion of the retaining wall, and prior to Zoning Compliance needed for Certificate of Occupany.

The motion was seconded by Neumann-Lynes and unanimously approved.

APPROVAL OF MINUTES:

Polderman made a motion to approve the minutes for January 14, 2010, as presented, seconded by Connors and unanimously approved.

CORRESPONDENCE: Scott Johnstone from the Barkhamsted Conservation Commission presented a letter to Hart with the proposed Acquifer Protection Draft regulations. Staff asked Mr. Johnstone to e-mail the regulations so they could be sent to all the Board members for the next workshop.

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

Rista reported that she was working on the Shared Driveway regulation, as well as cleaning up the Zoning Regulations and preparing an amendment for the Open Space regulation. Hart asked that the following items be placed on the next workshop agenda, Shared Driveway, Open Space, Acquifer Protection (1st) and Hart's recent memo, and driveway regulation changes.

PUBLIC COMMENT:

Hart asked Mr. Johnstone if the Barkhamsted Conservation Commission would like to make a presentation at the next workshop meeting on March 25, 2010.

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

Approved _____ Date _____
James Hart-secretary