

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, JUNE 12, 2014**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Greg Gordon, John Polderman, James Hart and alternates, Tim Grohowski, and Tom Andersen. Also present was Debra Brydon, Zoning Enforcement Officer. Tim Grohowski was seated for Sharon Neumann-Lynes.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

Hart made a motion to amend the agenda and put "Any other business..." first to allow Karl Nilsen to speak on behalf of Scott Hoskins, seconded by Gordon and unanimously approved.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING

Informal discussion with Scott Hoskins regarding 17 New Hartford Road.

Karl Nilsen spoke on behalf of Scott Hoskins, who could not make the meeting. Mr. Nilsen presented an informational packet to each board member. He advised the board that the property to the west of 17 New Hartford Road owned by Paul and Mary Ann Beauchene (294 New Hartford Road) was zoned as B-2 with frontage on Route 44. Mr. Hoskins also spoke with Paul Soraghan, the owner of 1 Old New Hartford Road. This property is presently zoned RA-2 and Mr. Soraghan is willing to change the zone to a business zone. Mr. Hoskins is leaning towards a zone change to a business zone, as well.

The commission asked staff to get a letter from the owners of 1 Old New Hartford Road regarding their request to change to a business zone.

Mr. Nilsen was going to give his report to Martin Connor to review and comment at a future meeting.

DISCUSS PROPOSED ZONING AMENDMENTS TO BE BROUGHT TO PUBLIC HEARING:

Debra Brydon reviewed all the past proposed amendments to the zoning regulations that need to be finalized and brought to a public hearing.

1. Amend Article IV, Section 193-27 Table of Area and Dimensional Requirements to change the RC/PVC minimum lot area from N/A to .25 acres. The commission decided against this change and this will remain the same;
2. Amend Article VIII, Section 193-58 Bed and Breakfast establishments, (8) Length of Stay, change from three (3) days to seven (7) days. The commission approved moving forward with this proposed amendment;
3. Amendment to Subdivision Regulations regarding "Fire Cisterns". Hart advised the commission that he and Greg Gordon had spoken to the Fire Department and they were not interested in this proposed amendment. Commission decided against moving forward with this amendment;
4. Amend Article VIII, Section 193-63 Country Inns to allow a Country Inn in the RC/PVC zone, with less than five acres. These proposed amendments were crafted by Martin Connor, Town Planner; The commission agreed to move forward with this proposed amendment;
5. Amend Article VIII, Section 193-57A Accessory Apartments to make the regulation easier to understand. This was already crafted by staff. The commission agreed to move forward with this proposed amendment;
6. Amend Article VI, Section 193.35 Driveway Regulations to incorporate the Low Impact Development (LID) changes made to the driveway regulations in the Town Ordinance, so they both read exactly the same. The commission agreed to move forward with this proposed correction;
7. Amend Article V, Section 193-33 Definitions, "Accessory Buildings or Structures" to include a note that reads "For the purpose of this definition, the square footage of the principal structure is determined by using the total square footage of living space, as shown on the Assessor's Property Card"; and
8. Add to the Zoning Regulation and Subdivision Regulations some sort of Shared Driveway regulation in the event where the topography, sight line, or safety of Town residents requires that the entrance of a driveway be shared. Staff to create this proposed amendment.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of May 8, 2014, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: None

PUBLIC COMMENT:

Mario Santoro had questions regarding the informal discussion on the 17 New Hartford Road property, and voiced his agreement on changing the Bed and Breakfast length of stay from 3 to 7 days.

Hart made a motion to adjourn the meeting at 8:55 pm, seconded by Gordon and unanimously approved.

James Hart
Secretary