

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, august 20, 2015**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Gregory Gordon, John Polderman, and Sharon Neumann-Lynes, and alternates, Al Neumann and Tom Andersen. Also present was Zoning Enforcement Officer, Debbie Brydon.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

DISCUSSION OF POSSIBLE AMENDMENTS TO THE ZONING REGULATIONS:

The Commission discussed the Table of Uses under the Business and Industrial category for “Auto, mobile home and recreational vehicle sales repair and service”. The present regulations allow this in the B-1 and B-2 zone by Special Exception. The commission felt this should also be allowed in the I-1, I-2 and I-3 Zones. The commission also discussed removing the word “recreational”.

Gordon made a motion to amend Table 193-27C, Table of Uses by Zone Business and Industrial Zones, Retail to change “Auto, mobile home and vehicle sales and repair service” to be allowed by Special Exception (SE) in the I-1, I-2 and I-3 zones, and set for Public Hearing for October 22, 2015 at 7:00 in the Town Hall, seconded by Polderman and Unanimously approved.

The commission then had a brief discussion on an administrative amendment to Section 193-70 Alteration, enlargement or rebuilding, Paragraph B.

Gordon made a motion to amend Section 193-70 Alteration, enlargement and rebuilding, Paragraph B to change the word “variance” in the third line to “reduction” and set for Public hearing for October 22, 2015 at 7:00 pm in the Town Hall, seconded by Polderman and unanimously approved.

Zoning Enforcement Officer, Debbie Brydon then showed the commission the Zoning Map in the Riverton section and showed the differences in zones around the Village with some homes being the PVC/RC zone and others in the RA-2 zone. After reviewing a number of individual properties on School Street, Mountain Road and East West Hill Road, the commission realized there were a number of inconsistencies and didn’t make a lot of sense.

Neumann-Lynes made a motion to amend the Zoning Map to reflect the following changes in zone from RA-2 to PVC/RC on the following properties:

414 East River Road;	418 East River Road;
419 East River Road;	420 East River Road;
423 East River Road;	422 East River Road;
425 East River Road;	424-426 East River Road;
428 East River Road;	432 East River Road;
452 East River Road;	453 East River Road;
454 East River Road;	455 East River Road;
458 East River Road;	459 East River Road;
462 East River Road;	463 East River Road;
468 East River Road;	9 Mountain Road;
11 Mountain Road;	18 Mountain Road; and
16 Mountain Road	

And bring to public hearing for October 22, 2015 at 7:00 pm in the Town Hall. The motion was seconded by Polderman and unanimously approved t

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes of June 11, 2015, as presented, seconded by Gordon and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

DISCUSS ECONOMIC DEVELOPMENT STRATEGIC REPORT 2009

Al Neumann wanted to discuss the Economic Development Strategic Report done in 2009 to make sure that the commission looked at some of the ideas for the Plan of Conservation and Development, as it is in the planning stages next year. Chairman Lavieri reminded Mr. Neumann that the Economic Development Committee would be the committee that would be acting on their ideas and if the Planning and Zoning Commission was needed to implement any zone changes to help move forward with these ideas, then that committee would contact the Planning and Zoning Commission.

PUBLIC COMMENT: None

Neumann-Lynes made a motion to adjourn the meeting at 8:25pm, seconded by Gordon and unanimously approved.

James Hart
Secretary

