

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, MARCH 8, 2012**

**1. CALL TO ORDER:**

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

**2. NEW APPLICATIONS:**

**A. Perez, Guy, applicant, Estate of Thomas Perez, owner, 21 LeGeyt Road.  
Application for Special Exception for Home Based Business**

Hart made a motion to accept the application and set for a Public Hearing for April 12, 2012 at 7:00 pm, seconded by Neumann-Lynes and unanimously approved.

**3. PUBLIC HEARINGS:**

**B. Bishop, Aaron, applicant/owner, 4 Robertsville Road. Application for  
Special Exception for a Home Based Business.**

Mr. Bishop turned in his certified receipts to abutting neighbors and described the business to the commission and showed pictures of a past bait and tackle shop on the property from years ago. He also presented his site plan for parking, lighting and signs. Public hearing was closed at 7:10 pm. Neumann-Lynes made a motion to approve the application as presented, seconded by Polderman and unanimously approved.

**4. PENDING APPLICATIONS:**

**A. PROPOSED AMENDMENT TO ZONING AND SUBDIVISION  
REGULATIONS TO ADD ESTATE LOTS SERVED BY A PRIVATE  
ROAD:**

Neumann-Lynes made a motion to approve the Zoning and Subdivision regulations to add estate lots served by a Private road, seconded by Hart. The vote was unanimously against the motion. Motion denied.

**B. Perez, Guy, applicant, Estate of Thomas Perez, owner, 21 LeGeyt Road.  
Application for Special Exception for Home Based Business:**

Set for Public Hearing for April 12, 2012 at 7:00 pm in the Barkhamsted Town Hall.

**C. Bishop, Aaron, applicant/owner, 4 Robertsville Road. Application for Special Exception for a Home Based Business:**

Approved.

**5. Discussion of LID regulations, excluding the proposed Private Road regulations.**

The commission continued to discuss the balance of the proposed LID regulations, specifically the "Conservation Subdivision". Section 193-67C Configuration of lots was discussed extensively and the commission may need Marty Connor to define "net buildable lot". The commission will continue to discuss these LID proposals.

**6. APPROVAL OF MINUTES :**

Neumann-Lynes made a motion to approve the minutes from February 9, 2012, seconded by Hart and unanimously approved.

**7. CORRESPONDENCE:** Reviewed; no action taken.

**8. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING;** None

**9. REPORT FROM ZONING ENFORCEMENT OFFICER:**

Debbie Brydon advised the commission that Ted Church from Kenwood Tree Service has always rented at 62 Ripley Hill Road and that is a pre-existing, legal, non-conforming business use. Mr. Kyle Schnabel will have to remove his firewood business from this site and the staff will send Mr. West a letter. Ms. Brydon also showed the commission pictures of a trailer and accessory structures from property at 9 Old County road, owned by Rollo Plumley. Mr. Plumley has been very cooperative after receiving letters from the ZEO and has removed the trailer and demolished the accessory structures. Pictures were presented to the commission.

**10. PUBLIC COMMENT: None**

Neumann-Lynes made a motion to adjourn the meeting at 8:55pm, seconded by Polderman and unanimously approved.

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James Hart  
Secretary