

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JUNE 27, 2013**

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

NEW APPLICATIONS: None

PUBLIC HEARINGS:

A. Archer, Michael, Capuano, Ruth, applicant/owners, 3 Main Street, Riverton. Application for Special Exception for side yard and rear yard variance of four (4') feet for the construction of an accessory building.

The public hearing was opened and Michael Archer and Ruth Capuano were present. The proper notices to abutters were turned in. They explained they were demolishing an old accessory structure that was 20 x 40 and improving the property with a 26 x 30 new barn. They were seeking a four (4') foot side yard and rear yard variance, which would be moving towards conformity. This Special Exception falls under Sectoin 193-70 B. Christine Schmidt from the Riverton Fairgrounds questioned whether this could cost the Fairgrounds any money for tree removal. They stated there would be no cost to the Fairgrounds. Matt Cook, President of the Riverton Fairgrounds was also present and had no problems with the application. The public hearing was closed at 7:10 pm.

B. Hamel, Kim, applicant/owner, 87-89 New Hartford Road, Application for Special Exception for increased signage.

The public hearing was opened at 7:11 pm and applicant, Kim Hamel was present. She presented her return receipts from noticing the abutters and stated she was looking for approval for increased signage under the Special Exception in Section 193-36Fof the Barkhamsted Zoning Regulations. She further confirmed the size of the three signs on the property and stated that even though it was one piece of property in her name, she had two different companies formed for both the bar and the motel. There were no questions from the public. The public hearing was closed at 7:15 pm.

PENDING APPLICATIONS:

A. Archer, Michael, Capuano, Ruth, applicant/owners, 3 Main Street, Riverton. Application for Special Exception for side yard and rear yard variance of four (4') feet for the construction of an accessory building.

Hart made a motion to approve the application for a four (4') foot side yard and rear yard variance, as per oral and written testimony, seconded by Gordon and unanimously approved.

B. Hamel, Kim, applicant/owner, 87-89 New Hartford Road, Application for Special Exception for increased signage.

Neumann-Lynes made a motion to approve the application for Special Exception under Section 193-36F for increased signage at 87 New Hartford Road, as per oral and written testimony, seconded by Hart.

The commission discussed the fact that this was one piece of property and was like many business with more than one business at the location. The square footage of the two businesses was less than 20,000. The commission further discussed the differences between a “free standing sign” and “building signage”. Presently there are 2 signs that are grandfathered. One sign for the motel and one for the bar. Both signs are lighted from within. The new sign is free standing and 18 square feet, also with light inside it. Hart made a motion to table the decision until the Town Planner, Martin Connor gives them an opinion on the definitions of “free standing sign” and “building signage”, seconded by Polderman and unanimously approved. The commission will continue discussion of this application at the next meeting on July 11, 2013 at 7:00.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from May 9, 2013, regular meeting and May 23, 2013, workshop meeting, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING: None

PUBLIC COMMENT: None

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

James Hart
Secretary