

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, OCTOBER 11, 2012**

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

NEW APPLICATIONS:

A. Estate of Marjorie Hart, applicant/owner, 58 Boettner Road. Application for two lot re-subdivision.

Hart recused himself and Lavieri sat Grohowski for Hart. Staff presented the application and maps for a two lot resubdivision. Polderman made a motion to accept the application and set for Public hearing for November 8, 2012, seconded by Gordon and unanimously approved.

Hart was seated again after the discussion of this application.

PUBLIC HEARINGS: None

PENDING APPLICATIONS:

A. Cooley, Dawn, DMD, applicant, Martel, Dean and Charlene, owners, 124 New Hartford Road. Application for Site Plan approval.

Applicant, Dawn Cooley, DMD reported that she had received permission from the State of Connecticut, DOT for the new curb cut for the parking entrance. Staff also reported that the Inland/Wetlands Commission had approved the application for the construction of the parking lot. Hart made a motion to approve the site plan, as presented, seconded by Gordon and unanimously approved.

B. Estate of Marjorie Hart, applicant/owner, 58 Boettner Road. Application for two lot re-subdivision.

Set for public hearing on November 8, 2012.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from September 18, 2012, seconded by Neumann-Lynes and unanimously approved. Polderman abstained.

CORRESPONDENCE: Reviewed; no action taken.

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

Scott Hoskins passed out to the commission a proposed amendment to Section 193-30 “Exceptions”. See attached. He asked that there be an exception for decks attached to above ground swimming pools that are 200 square feet or less, similar to accessory structures less than 120 square feet. The commission will discuss this proposed amendment further at the next workshop.

Hart also proposed to the commission, again, that the setbacks be reduced for property abutting non-buildable land owned by MDC or American Legion, or unbuildable land due to wetlands, etc. The commission was in agreement on this proposed change in the regulations. Staff will discuss with the land use planner and continue discussing at the next workshop.

Marc Saillant also discussed the need for zoning of medical marijuana cultivation. The regulations adopted by Town of Canton were distributed. Mr. Saillant wants to be pro-active regarding future regulations on the dispensing and cultivating of medical marijuana. The State of Connecticut has not defined the cultivating regulations yet. The commission will discuss with the Town Planner and Town Attorney and continue discussing at future workshops.

REPORT FROM ZONING ENFORCEMENT OFFICER:

Debbie Brydon reported that she was working with the property owner on removing the illegal trailer at 20 River Road.

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 8:05 pm, seconded by Polderman and unanimously approved.

James Hart
Secretary