

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, MAY 14, 2015**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Greg Gordon, John Polderman (7:10 pm) and Sharon Neumann-Lynes, and alternates, Al Neumann and Tom Andersen. Also present was Zoning Enforcement Officer, Debbie Brydon, First Selectman, Donald S. Stein, Todd Parsons and Martin Connor, Town Planner. Andersen was seated for John Polderman.

NEW APPLICATIONS:

- A. Lodestar Energy, LLC., applicant, Regional Refuse Disposal District # 1, owner, 31 New Hartford Road. Application for Special Exception for Energy Generation Facility in an I-1 zone**

Stuart Clark representing Lodestar Energy, LLC. was present. The commission confirmed with staff that the application was complete. Gordon made a motion to accept the application and set for Public Hearing for June 11, 2015 at 7:00 pm in the Town Hall, seconded by Andersen and unanimously approved. Hart recused himself from voting.

PUBLIC HEARINGS:

- A. Proposed amendments to Zoning Regulations to include overlay for Incentive Housing Zone on three properties, 380 New Hartford Road, 390 New Hartford Road and 104 Old New Hartford Road.**

The public hearing was opened at 7:05 pm. Chairman Lavieri commented on how long the commission has been discussing housing options for the Town. This new amendment brings new ideas to the table and broadens the housing base in Barkhamsted.

Selectman Donald S. Stein then gave a power point presentation on the Incentive Housing Zone and how we received the grant to investigate possible properties and craft regulations. He also explained the Connecticut General Statute 8-30 g and gave some examples of how these types of regulations are working in other Towns similar to Barkhamsted.

Todd Parsons from Lenard Engineering then spoke on how the properties along the Route 44 corridor were studied. They looked at the wetlands, topography and soil types and proximity to services in determining the three properties that were chosen for the Incentive Housing Zone (IHZ) overlay district.

Martin Connor, the Town Planner then spoke on how the regulations can be used in Town by future developers and the opportunities for additional housing options. He also

explained how these proposed regulations are in line with the Town Plan of Conservation and Development, as well as the State Plan of Development. Mr. Connor recommended that the commission adopt these regulations.

Mario Santoro from the Conservation commission questioned how many houses would need to be affordable in Town to meet the 1% criteria of the State.

The Public Hearing was closed at 7:30 pm.

PENDING APPLICATIONS:

- A. Lodestar Energy, LLC., applicant, Regional Refuse Disposal District # 1, owner, 31 New Hartford Road. Application for Special Exception for Energy Generation Facility in an I-1 zone**

Application accepted and set for Public Hearing for June 11, 2015 at 7:00 pm at Town Hall.

- B. Proposed amendments to Zoning Regulations to include overlay for Incentive Housing Zone on three properties, 380 New Hartford Road, 390 New Hartford Road and 104 Old New Hartford Road.**

Hart made a motion to approve the proposed amendments to the Zoning Regulations to add the Incentive Housing Zone overlay district on the following three properties 380 New Hartford Road, 390 New Hartford Road and 104 Old New Hartford Road as shown on the zoning map, as per oral and written testimony, seconded by Gordon and unanimously approved.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of April 9, 2015, as presented, seconded by Neumann-Lynes and unanimously approved.

CORRESPONDENCE: None

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

Hart asked if the property on Briarwood Road being sold by the Town would be coming to the Planning and Zoning Commission as an 8-24 application. Debbie Brydon explained that it would and would make sure it was on the agenda for the next workshop meeting on May 28, 2015.

PUBLIC COMMENT: None

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

James Hart
Secretary