TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, AUGUST 28, 2014

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

NEW APPLICATIONS:

A. SZYPULSKI, THEODORE H., applicant/owner, 73 W. West Hill Road. Application for Special Exception for a Tower

Mr. Szypulski was present and advised that commission that he was an amateur radio operator and volunteered for the Emergency Management drills in Town. He wishes to install a seventy (70') foot tower in his backyard for ham radio reception.

Hart made a motion to accept the application as presented and set for Public Hearing for September 25, 2014 at 7:00 pm, seconded by Gordon and unanimously approved.

3. PUBLIC HEARINGS:

A. CARACCIOLO, JOHN L. and OLGA, applicant/owners, 364 Park Road. Application for Special Exception for a Country Inn

Mr. Caracciolo was present and read his letter into the record supporting the Special Exception for the Country Inn. Pam Allen and Eugene Allen were present. They are abutting neighbors and they read a letter into the record against the Special Exception. They are concerned about guests on the applicant's property trespassing on their 19 acres. They also questioned how close the setbacks were to the property line from the accessory structure that houses the country inn room. The commission continued the Public hearing until September 25, 2014 at 7:00 pm. and asked the applicant to get an A-2 survey showing the setbacks from the accessory structure. The commission was also given permission to do individual site visits on the property by the applicant.

4. PENDING APPLICATIONS:

A. CARACCIOLO, JOHN L. and OLGA, applicant/owners, 364 Park Road. Application for Special Exception for a Country Inn

The Public Hearing was continued until September 25, 2014 at 7:00 pm.

SZYPULSKI, THEODORE H., applicant/owner, 73 W. West Hill Road.
Application for Special Exception for a Tower

This application was set for Public Hearing for September 25, 2014 at 7:00 pm.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from July 24, 2014, seconded by Gordon and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken

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

Christina Lavieri presented to the commission the preliminary maps done by Lenard Engineering regarding the Incentive Housing Zone (IHZ) grant and pointed out some of the properties that might make sense for an IHZ zone and what direction the consultants were going with the proposed zone.

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 8:35 pm, seconded by Gordon and unanimously approved.

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James Hart
Secretary