

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, JANUARY 8, 2015**

Chairman Christina Lavieri called the meeting to order at 7:05 p.m. Members present were Jim Hart, Sharon Neumann-Lynes, and alternates, Al Neumann and Tom Andersen. Al Neumann was seated for John Polderman, and Tom Andersen was seated for Greg Gordon. Also present was Zoning Enforcement Officer, Debbie Brydon.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

ELECTION OF OFFICERS:

Hart made a motion to nominate Christina Lavieri for Chairman, seconded by Andersen. Neumann-Lynes made a motion to nominate James Hart as Secretary, seconded by Andersen. The vote on both motions was unanimously in favor of the nominations.

**DISCUSSION REGARDING PROPOSED INCENTIVE HOUSING
REGULATION WITH MARTIN CONNOR AND TODD PARSONS:**

Andersen advised the commission that he had spoken with a developer that he had worked with in the past and questioned him on some of the conditions that need to be in place for a developer to undertake an affordable housing development. Most importantly water and sewer should be in place. Developers would also be looking for some incentives from the Town.

Chairman Lavieri feels that the proposed regulations are a good first step to take and should be presented to public hearing. She also told the board that she met with Selectman Stein, Zoning Enforcement Officer, Debbie Brydon and a nationwide, non-profit group called LISC (Local Initiatives Support Corporation) who are willing to help the Town get started by forming a Housing Authority or some type of group to investigate housing options in the Town. The proposed regulations also help to move forward with some of the action agenda items in the Plan of Conservation and Development. After discussing the proposed regulations, the majority of the board agreed that they should move forward with the proposed regulations to public hearing. Staff will ask Martin Connor to make the corrections from the last meeting and bring the next draft to the February meeting. Mr. Neumann asked if he could meet with Mr. Connor and Debbie Brydon and discuss some other changes. Mr. Neumann also passed out copies of a "work force housing" regulation from Westport, CT and an article regarding a potential

development in Westport. Staff asked Mr. Neumann to email his available dates and will set up a meeting with Town Planner, Martin Connor.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of December 11, 2014, as presented, seconded by Neumann-Lynes and unanimously approved.

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

Jim Hart advised the commission that R.R.D.D. was moving forward with a Solar developer to get solar panels placed on site at R.R.D.D. which would provide a nice income to them.

The commission further approved a budget of \$2,200 for the 2015/2016 Budget year.

CORRESPONDENCE: Reviewed; no action taken.

PUBLIC COMMENT: None

Neumann-Lynes made a motion to adjourn the meeting at 8:18 pm, seconded by Hart and unanimously approved.

James Hart
Secretary