

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, FEBRUARY 26, 2009**

1. CALL TO ORDER

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, and Sharon Neumann-Lynes, and alternate, Storm Connors. Chairman Lavieri sat Storm Connors for Janet Bailey. Also present was Zoning Enforcement Officer, Rista Holda.

2. NEW APPLICATIONS:

A. Hitchcock Properties, LLC., owner, Riverton Self Storage, applicant, 2 School Street, Site Plan Modification.

Mr. Ronald Coleman, a member of Hitchcock Properties, LLC. was present and spoke on the history of the signs. The commission reviewed the original site plan that was approved on April 10, 2008, with the three new signs. Zoning Enforcement Officer, Rista Holda spoke regarding the total square footage of the old signs compared to the new square footage, which was less. Ms. Holda also asked applicant to correct the plans to reflect "Riverton Self Storage" and not "Hitchcock Self Storage". The commission also questioned whether this should be going to a Public Hearing. Hart motioned to dispense with a Public Hearing, seconded by Connors and unanimously approved.

Connors motioned to approve the site plan, as presented and per oral and written testimony, seconded by Hart. The commission then discussed the signs that were standing up on the roof. Mr. Coleman offered to remove the roof sign on the East side of the building, facing the river. Connors amended his motion to approve the site plan, with the removal of the sign on the roof on the East side totaling 28.4 square feet for a total square footage of signs to be 483.8, seconded by Hart. The commission voted unanimously in favor of the amended motion.

3. DISCUSS PROPOSED PRIVATE ROAD, SHARED DRIVEWAY AND COMMON DRIVEWAY REGULATIONS

The commission continued their discussion on Selectman Stein's letter dated October 20, 2008 and the proposed changes to the proposed Private Road, Shared Driveway and Common Driveway Regulations.

The commission asked staff to make the corrections that were previously agreed to and present the updated proposals at the next meeting.

4. DISCUSSION ON AFFORDABLE HOUSING:

Tabled until next meeting.

4. APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes of January 22, 2009, seconded by Connors and unanimously approved.

6. CORRESPONDENCE: Lavieri read a letter from Rista Holda, dated February 19, 2009 regarding property owned by Dean Martel with violations.

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

None

8. PUBLIC COMMENT: None

Hart made a motion to adjourn at 9:25 pm, seconded by Neumann-Lynes and unanimously approved.

Respectfully submitted

James Hart - Secretary