

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, FEBRUARY 12, 2015**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Jim Hart, Greg Gordon, and alternates, Al Neumann and Tom Andersen. Tom Anderson was seated for John Polderman, and Al Neumann (7:15) was seated for Sharon Neumann-Lynes. Also present was Zoning Enforcement Officer, Debbie Brydon

**NEW APPLICATIONS: None**

**PUBLIC HEARINGS: None**

**PENDING APPLICATIONS: None**

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

Debbie Brydon advised the commission that she had spoken to a developer, Michael Mansour, who lives in Town and is working on a "Work-force" housing development in Simsbury, Connecticut. He did agree that any developer would be looking for some sort of incentives to do this type of development. He stated that Simsbury's "work-force" regulations reduced the amount of affordable homes by ten (10%) less than the statutes require (8-30g). Also the average income in Simsbury is much higher than Barkhamsted and makes it more appealing to the developers.

Hart would still like to see Marty Connor craft some sort of multi-family housing regulation on top of this proposed Incentive Housing Zone (IHZ) amendment.

The commission also agreed with technology moving forward there may be some creative forms of septic systems for certain soil types that developers may use in the future in lieu of having sewers.

Chairman Lavieri feels we should move forward with the proposed Incentive Housing Zone amendments and move forward with LISC (Local Initiatives Supporting Communities) with forming a housing authority.

Hart made a motion to bring the proposed Incentive Housing Zone Regulations (IHZ) to public hearing for the first meeting in May (May 14, 2015), with the condition that all three specialists that worked on the proposed amendments, Martin Connor, Todd Parsons and Donald S. Stein will be in attendance, seconded by Andersen. The vote was four in favor (Hart, Lavieri, Gordon and Andersen) with Neumann abstaining.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes of January 8, 2015, as presented, seconded by Andersen and unanimously approved, with Gordon abstaining.

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

None

**CORRESPONDENCE:** Reviewed; no action taken.

**PUBLIC COMMENT:** None

Hart made a motion to adjourn the meeting at 8:25 pm, seconded by Gordon and unanimously approved.

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James Hart  
Secretary