

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, APRIL 25, 2013**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, James Hart, John Polderman and Tim Grohowski and All Neumann, Alternates. Also present was Debra Brydon, ZEO. Grohowski was seated for Gregory Gordon.

**PUBLIC HEARING:**

**A. Matthews, Patrick, applicant, Hoskins Greenway, LLC., owner, 17 Old New Hartford Road. Application for Special Exception per Section 193-56C for a Home Based Business.**

The public hearing was opened at 7:03. The legal notice was read into the record. Patrick Matthews, applicant presented his site plan and pictures of the property. He explained to the commission that his glass business would include picture frame glass, table tops and possible auto repair, although most auto repair is done at the owners residence. He anticipated less than a dozen customers a week. He stores no chemicals, only glass cleaner. Deb Ciriello questioned whether he had to own the property to have a business. The regulations state he must live at the residence. The public hearing was closed at 7:17.

Hart made a motion to add "Pending Applications" to the agenda, seconded by Neumann-Lynes and unanimously approved.

**PENDING APPLICATIONS:**

**A. Matthews, Patrick, applicant, Hoskins Greenway, LLC., owner, 17 Old New Hartford Road. Application for Special Exception per Section 193-56C for a Home Based Business.**

Hart made a motion to approve the application for a home based business, based on oral and written testimony, seconded by Polderman and unanimously approved.

**APPROVAL OF MINUTES:**

Neumann-Lynes made a motion to approve the minutes for March 28, 2013, as presented, seconded by Polderman and unanimously approved. Hart abstained.

**CORRESPONDENCE:** None

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

Debbie Brydon asked the commission to amend the motion they made at the last meeting on April 11, 2013 by Polderman to approve the Special Exception Application for outdoor sales display, as per oral and written testimony, with the condition that a new map, showing the corrected location of the trailer display, be presented to the zoning department in a timely fashion. Brydon explained that the request for the different location for the trailer sales display along the outside of the fenced in area could not be approved as the owner of the property, Dr. Reich would not allow that area to be used.

Polderman made a motion to amend his motion to approve the Special Exception Application for outdoor sales display, as per oral and written testimony and as per map "PLOT PLAN PERMANENT TRAILER & EQUIPMENT DISPLAY FOR TRACTOR SUPPLY COMPANY MALLORY BROOK PLAZA BARKHAMSTED – CONNECTICUT, DATE: Sep. 2012, rev 9-28-2012; rev 10-10-12 and rev 3-11-13, SCALE 1' = 40', prepared by Dicara Land Surveying Services, Winsted, Connecticut", seconded by Hart and unanimously approved.

**PUBLIC COMMENT:** None

Hart made a motion to adjourn at 7:45pm, seconded by Polderman and unanimously approved.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
James Hart-secretary