

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, MARCH 11, 2010**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were John Polderman, Sharon Neumann-Lynes, and Alternates Todd Beland and Storm Connors. Also present was Rista Malanca the Zoning Enforcement Officer. Lavieri sat Connors for Wayne Renfrew and Beland for James Hart.

PUBLIC HEARINGS:

A. Town of Barkhamsted, applicant. Application for modification of I-3 zone in Zoning Regulations.

Debbie Brydon read the legal notice into the record. Both CRCOG and LHCEO found that the proposed amendment does not conflict with any regional adopted plans.

Selectman Donald S. Stein spoke about the amendment and how it is not specific to any one location and the Town is looking to attract economic development.

Neumann-Lynes felt the PZC should clarify for the record the difference between I-1 and I-3 for uses such as "Printing and Publishing". This particular use was already approved in the original I-3 zone amendment.

Khea Cook asked if this zone could apply to other properties. The commission explained that the I-3 zone could apply to other properties, if they filed for a zone change. Tim Grohowski questioned the forty (40) foot frontage on the Private Road and asked if it also applied to the Common Driveway. Rista Malanca explained that each lot would have to have 40 feet of frontage on the Private Road, even with a Common Driveway. The width of the Common Driveway was also questioned. Tim Grohowski felt it should be at least 18 feet to allow for two vehicles to pass. Deb Ciriello questioned who will monitor violators? Rista Malanca stated that the Zoning Enforcement Officer would monitor any complaints and enforce same.

Beland wanted it on the record that he was pointing out Section 8-3, subsection (e) of the Connecticut General Statutes regarding "Establishment and Changing Zoning Regulations and District..."

Connors made a motion to close the Public Hearing at 8:12 pm, seconded by Polderman and unanimously approved.

NEW APPLICATIONS: None

PENDING APPLICATIONS:

Connors made a motion to approve the application for the I-3 zone modifications, as presented and as per oral and written testimony, seconded by Polderman.

Neumann-Lynes made a motion to amend the modification to the I-3 zone to include a condition that the Common Driveways be constructed with a minimum width of eighteen (18) feet, seconded by Connors.

The vote on the amendment made by Neumann-Lynes was unanimous in favor of the amendment, and the vote on the initial motion, as amended, for approval of the I-3 zone modifications, made by Connors was unanimously approved.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes for February 11, 2010, as presented, seconded by Connors and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

Rista shared with the PZC an e-mail regarding a teleconference course on “Hybrid Coding” that she thought the commission may be interested in hearing about. Staff will forward the e-mail to the PZC members in case anyone is interested.

PUBLIC COMMENT:

Deb Ciriello asked for the next time the Town proposes an amendment to the zoning regulations that it is put on the Town web page.

Neumann-Lynes made a motion to adjourn at 8:54 pm, seconded by Polderman and unanimously passed.

Approved _____ Date _____
James Hart-secretary