

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, MAY 23, 2013**

Chairman Christina Lavieri called the meeting to order at 7:04p.m. Members present were Gregory Gordon, James Hart and alternate, Tim Grohowski. Also present was Debra Brydon, Zoning Enforcement Officer. Grohowski was sat for Sharon Neumann-Lynes.

NEW APPLICATIONS:

A. Hamel, Kim, applicant/owner, 87-89 New Hartford Road, Application for Special Exception for increased signage.

Applicant, Kim Hamel advised the commission that the tarp on the Motel sign had blown off and she would like to leave it off. The commission gave her permission to leave the tarp off until the Public hearing. Hart made a motion to accept the application and set for a Public hearing for June 27, 2013, seconded by Gordon and unanimously approved.

PENDING APPLICATIONS:

A. Hamel, Kim, applicant/owner, 87-89 New Hartford Road, Application for Special Exception for increased signage.

Application accepted and set for Public hearing on June 27, 2013.

DISCUSS PROPOSED AMENDMENTS TO CLUSTER HOUSING REGULATIONS.

The commission reviewed Town Planner, Martin Connor's proposed changes to the Cluster Housing regulations. Christina Lavieri did not like the 10 acre requirement and was envisioning the use of smaller pieces of property with no more than 4 to 6 units, depending on the soils and Farmington Valley Health Department approvals for septic. The commission also discussed whether there was a demand for affordable housing in Town. Hart felt the present proposal did not give the Planning and Zoning Commission enough flexibility. Grohowski and Gordon did not feel the Town would like new regulations allowing duplex housing situations.

Scott Johnstone from Conservation Commission feels we need mixed use housing to encourage a mixed use tax base. Mr. Johnstone gave an example of a Town in New Jersey that developed their Town center with mixed use housing. The commission discussed the difficulty of building a village district or Town center in Barkhamsted due to the size and how it is spread out. The commission asked Mr. Johnstone to bring these

discussions and questions to the Conservation Commission to get their feelings on the subject. The commission will continue discussing the proposal.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from April 25, 2013, as presented, seconded by Grohowski and unanimously approved.

CORRESPONDENCE: The opinion from the Town Attorney Mark Branse, on the Hughes application was passed out to all the members for their review before the Public Hearing in July.

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

Debra Brydon advised the commission that the RV's were back at the Tartaglione property. The commission advised Brydon to enforce the regulations.

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 8:30 pm, seconded by Gordon and unanimously approved.

James Hart
Secretary