TOWN OF BARKHAMSTED PLANNING AND ZONING COMMISSION MINUTES OF REGULAR MEETING THURSDAY, APRIL 11, 2013

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

NEW APPLICATIONS:

A. Riverton Financial Investments, applicant, Hitchcock Properties, LLC., owner, 2 School Street. Application for site plan modification for accessory use to lease U-Haul vehicles.

Eugene Pfeiffer, a representative from U-Haul, spoke on behalf of the applicant. He explained the sizes of the trucks that would be leased and trailers and the original site plan for Riverton Self Storage was reviewed and the location proposed for the storage of the rental trucks was located on the site plan. Al Neumann questioned whether there was going to be any buffering on

the back side of the parking lot so neighbors on East River Road could not see the trucks. At this time no buffering would be required. Riverton Self Storage was asking for a maximum of three trucks, no bigger than 20 feet and two trailers no larger than an auto transport trailer.

PUBLIC HEARINGS:

A. Markham D. Sallade, application, Mallory Brook Development, LLC., owner, 380 New Hartford Road. Special Exception Application for Tractor Supply, outdoor sales display.

Joe, from Tractor Supply , spoke on behalf of the applicant. The new site plan was presented showing the area where the outdoor sales display would be located for the sale of trailers. Joe explained that Tractor Supply would rather have the trailers displayed all along the outside of the fenced in area. He stated he would get an amended map correcting the second location. Security was questioned. Joe stated that all the trailers were padlocked together and they had cameras. Polderman made a motion to approve the Special Exception Application for outdoor sales display, as per oral and written testimony, with the condition that the new map showing the corrected location of the trailer display be presented to the zoning department in a timely fashion, seconded by Gordon and unanimously approved.

PENDING APPLICATIONS:

A. Markham D. Sallade, application, Mallory Brook Development, LLC., owner, 380 New Hartford Road. Special Exception Application for Tractor Supply, outdoor sales display.

Approved with condition.

A. Riverton Financial Investments, applicant, Hitchcock Properties, LLC., owner, 2 School Street. Application for site plan modification for accessory use to lease U-Haul vehicles.

Polderman made a motion to approve the site plan modification to allow the accessory use with U-Haul, as per oral and written testimony, with one condition that U-Haul would be limited to a maximum of three trucks, no larger than 20 feet, and two trailers, no larger than an auto transport, seconded by Neumann-Lynes and unanimously approved.

APPROVAL OF MINUTES:

Gordon made a motion to approve the minutes from March 14, 2013, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

Lavieri advised the commission that she had attended a seminar with Selectman Donald S. Stein on Housing Diversity. The up-coming review of the Plan of Conservation and Development was discussed and a possible hearing with the public regarding the housing diversity in Town was discussed.

PUBLIC COMMENT: None

Polderman made a motion to adjourn the meeting at 8:15 pm, seconded by Gordon and unanimously approved.

James Hart		
Secretary		