

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, DECEMBER 10, 2015**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were John Polderman, James Hart, Greg Gordon and Sharon Neumann-Lynes, and alternate, Tom Andersen. Also present was Zoning Enforcement Officer, Debbie Brydon and intern, Natalia Zagula.

Natalia Zagula started with her presentation on the Business Forum and Economic Forum, as the Chases' had not arrived yet.

Ms. Zagula informed the commission that 54 people had attended the Economic forum and 6 business owners attended the Business forum.

NEW APPLICATIONS: None

PUBLIC HEARINGS:

A. Chase, Tom, applicant/owner, 35 N. Canton Road. Application for Special Exception under Section 193-70, "Alteration, Enlargement and Rebuilding" for the construction of a deck

The Chases' arrived at 7:10 and the Public hearing was opened. The legal notice was read into the record and staff read a letter in favor of the reduction to the side yard setback from Candy and Dan Benner at 37 N. Canton Road. Tom Chase presented a sketch of the property and showed the commission how the residence was pre-existing, non-conforming as it is situated only 20' from the side yard. Mr. Chase is requesting a reduction to 21' for the construction of an 18 x 22 deck in the rear of the residence. 35 N. Canton Road lot is 1.5 acres. After the commission asked all their questions, Chairman Lavieri opened the hearing up to the public. Mr. Mario Santoro felt the application was good. The Public hearing was closed at 7:25 pm.

PENDING APPLICATIONS:

A. Chase, Tom, applicant/owner, 35 N. Canton Road. Application for Special Exception under Section 193-70, "Alteration, Enlargement and Rebuilding" for the construction of a deck

Hart made a motion to approve the application as presented, based on oral and written testimony, to reduce the side yard setback to 21' for the construction of a deck, seconded by Polderman and unanimously approved.

REPORT FROM NATALIA ZAGULA ON PROGRESS WITH THE PLAN OF CONSERVATION AND DEVELOPMENT

Ms. Zagula continued with her update and presented the commission with handouts regarding the reports from both forums as well as an update on the online survey. The survey peaked with 100 respondents.

A few major points were obvious from the forums:

1. Lack of water and sewer on Route 44;
2. Migration of the young people. Young people are not willing to stay in Barkhamsted and work in the area;
3. The need for senior housing or incentive housing; and
4. People want to see Barkhamsted remain the same as far as protecting our natural resources and growth.

Debbie Brydon suggested that a Business Group be formed in the Town where the businesses could meet once a year and also be kept aware of any grants or news that would affect their businesses. This was presented at the business forum and everyone seemed to like this idea. Possibly Economic commission could visit some of the businesses and get this started.

SET MEETING DATES:

Hart made a motion to approve the meeting dates for 2016 as presented, seconded by Gordon and unanimously approved.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of the meeting on November 12, 2015, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: None

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

Debbie Brydon reported that this year we only had three new home construction permits pulled, but all other permits seemed to be increasing.

PUBLIC COMMENT:

Mario Santoro asked the commission a question on the POCD and how much control the commission has as far as development of new businesses. Mr. Hart replied that basically the commission was a “guidance commission”.

Chairman Laveri reminded the commission members about the next two forums on January 13, 2016 and January 27, 2016 for the Housing and Economic discussions.

Neumann-Lynes made a motion to adjourn the meeting at 8:15pm, seconded by Hart and unanimously approved.

James Hart
Secretary