

**Town of Barkhamsted
Low Impact Development
Land Use Committee
November 17, 2010
7:00 PM Town Hall**

Minutes

Attendees: Michael Beauchene, Scott Johnstone, Chris Lavieri, Tom Nelson, Johnny Polderman, Mario Santoro, Roger Behrens, Deborah Simon, Tim Grohowski and Don Stein.

Roger Behrens, John Greaser, Tom Nelson, Deb Simon and Michael Klemens (Cary Institute), were absent.

Also present were Marty Connor (Town Planner) and Tom Grimaldi (Town Engineer).

The meeting was called to order at 7:00 PM.

A motion to approve the minutes of October 20, 2010 was made by Chris Lavieri, seconded by Johnny Polderman, and passed unanimously.

Discussion:

Tim Grohowski presented an example of a Winsted subdivision that was approved as a conservation subdivision about 5 years ago. The presentation included the initial feasibility plan based on standard subdivision requirements and the final that was approved. As a result of this discussion, the committee agreed to modify the proposed conservation subdivision regulations to include the requirement for 200' frontage and 50' setback for lots on existing town or state roads that are part of a new conservation subdivision. Interior lots would be governed by the new regulations.

A motion to approve the proposed Zoning Regulation changes, with the modifications described below, was made by Don Stein, seconded by Scott Johnstone and approved unanimously.

These changes are to include the wording regarding existing town/state roads; deletion of the language associated with Elderly Housing (this was deemed to be not pertinent to the LID regulations); modification of the private road requirements to state "up to two Estate lots" shall be served by any one Private Road; and a minor wording change from "common driveway" to "private road" in the paragraph governing Access Requirements. Marty Connor will clean up language in these regulations and provide a revised document to the committee at the next meeting.

A motion to approve the proposed Subdivision Regulation changes, with the modifications described below, was made by Johnny Polderman, seconded by Scott Johnstone and approved unanimously.

A few minor wording changes are required in the proposed regulation changes (change “perviousity” to “porosity” on the first page; and change “private drive” to “private road” on the fourth page). Marty Connor will also clean up the language in these regulations and provide a revised document to the committee at the next meeting.

Tom Grimaldi provided a marked-up version of the Town Road Ordinances to the committee. After a brief discussion, this document was tabled to the next meeting after Don Stein and Rich Novak (Highway Foreman) meet with Tom to finalize the changes. The committee also requested that Tom Grimaldi review the driveway ordinances to determine if there were appropriate improvements that should be made to incorporate LID techniques in driveway construction.

The committee also discussed an e-mail from Tom Nelson regarding whether the town should allow driveways with greater than a 12% grade. Based on the recommendations of Tom Grimaldi and Marty Connor, the committee did not agree with this change to the driveway ordinance.

The meeting was adjourned at 9:00 PM.

The next meeting will be held on Wednesday, December 15th at 7:00 PM in Town Hall.

Respectfully submitted,

Donald S. Stein
First Selectman