

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, FEBRUARY 28, 2013**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Sharon Neumann-Lynes, John Polderman, Greg Gordon and Tim Grohowski, Alternate. Also present was Debra Brydon, ZEO.

PENDING APPLICATIONS:

Proposed Amendment to add new Article IV, Section 193-30 G; amend Article IV, Section 193-28, Table of Area and Dimensional Requirements and amend Article II, Section 193-27C, Table of Uses by zone, Business and Industrial Zones.

Chairman Lavieri stated for the record that she had listened to the meeting minutes from February 14, 2013 and felt comfortable voting on these amendments.

Hart made a motion to approve the amendment to Article II, Section 193-27C, Table of Uses by Zone, Business and Industrial Zones, effective April 1, 2013, to include “sales and storage of contractor equipment”; “contractor storage yard, including outside storage”; “storage”; and “Wholesale business” all by Special Exception (SE) in the B1, B2, I1, I2 and I 3 zones, seconded by Polderman and unanimously approved. Neumann-Lynes abstained.

Hart made a motion to approve the amendment to Article IV, Section 193-28, Table of Area and Dimensional Requirements to reduce the rear yard setback from fifty (50’) feet to forty (40’) feet effective April 1, 2013, seconded by Greg Gordon and unanimously approved. Neumann-Lynes abstained.

Staff read into the record the Town attorney’s legal opinion regarding this proposed amendment. The legal opinion was that this proposed regulation was not consistent with State Statute. Hart made a motion to approve the amendment to Article IV, Section 193-30G to reduce the minimum rear yard setback requirements and reduce the minimum side yard requirements to property owners who own land abutting the American Legion State forest, People’s State Forest and lands owned by the Metropolitan District (MDC) lands by 50 % of the minimum requirements of Article IV, Section 193-28, Table of Area and Dimensional requirements, effective April 1, 2013, seconded by Polderman. The vote was 0 in favor and 4 against with Neumann-Lynes abstaining. The motion failed.

Hart wanted to discuss the possibility in the future of proposing a Special Exception to ask for reduced side yard and rear yard setbacks for property abutting State Forest Lands and MDC for the purpose of protecting a natural resource.

DISCUSSION REGARDING PROPOSED SIGN REGULATION AMENDMENTS.

Tim Grohowski presented pictures of the Mallory Brook Plaza entrance sign and another sign from a mall not in Barkhamsted to compare. The Mallory Brook Plaza sign was well over 600 square feet and the sign from the other Town was only approximately 120 square feet. The commission felt that Mallory Brook Plaza sign was extremely large and after a lengthy discussion made the following changes to the proposed sign regulations:

Proposed New Article VI Section 193-36E Signs in the B-1, I-1, I-2, I-3 B-2 and PVC/RC Zones by Special Exception

(1) In the B-1, I-1, I-2, I-3 B-2 and PVC/RC Zones the Commission, by Special Exception approval, may increase the maximum size of building sign and free standing signs above that which is allowed in that zone per Section 193-36 B.

(2) One additional free standing sign may be granted by Special Exception approval to properties with building (s) exceeding 20,000 square feet in size and with more than (1) one tenant.

(2) In no case shall a Special Exception approval be granted to allow:

- a. More than (2) two free standing signs per lot, with a maximum of 90 square feet each;
- b. A free standing sign taller than 16 ft in height or 144 sq ft in size.
- c. Building signage exceeding one and a half (1.5) square foot in sign area for every running foot of building frontage occupied by the principal structure (excluding porches, etc.).

These changes will be given to the town planner for review and reviewed at the next meeting before sending to a Public Hearing.

Chairman Lavieri would like staff to ask Martin Connor to look at the current Cluster Regulations to make some changes for improvement to allow diversity in housing regulations.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes for January 24, 2012, as presented, seconded by Neumann-Lynes and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

Debbie Brydon brought the commission up to date on the removal of the illegal structure on Case Road.

PUBLIC COMMENT: Scott Johnstone stated that MDC is our largest tax payer and we should treat them like a person. He also likes the new proposed sign regulations and feels the esthetics of the signs make for a nicer appearance in Town.

Hart made a motion to adjourn at 9:05pm, seconded by Neumann-Lynes and unanimously approved.

Approved _____ Date _____
James Hart-secretary