

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, JULY 14, 2016**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, and Sharon Neumann-Lynes. Also present was Debbie Brydon, Zoning Enforcement Officer.

**NEW APPLICATIONS: None**

**PUBLIC HEARINGS:**

**A. Barry, Ronald, applicant/owner, 13 Goose Green Road. Application for Special Exception for an accessory apartment**

Mr. Barry was present and presented the commission with pictures of his home and the plans for the accessory apartment. He has approval from FVHD and went through all the criteria to confirm that everything would be in conformance with the regulations. The accessory apartment will be 575 square feet with a small addition off the garage and then over the garage.

The Chairman closed the public hearing at 7:15 pm.

**B. Town of Barkhamsted, applicant/owner, 65 Ripley Hill Road. Application for Special Exception for an 8' fence around solar equipment**

Mr. Roger LaFleur, Project Manager for the solar panel installation at the Barkhamsted Elementary School was present. The school is requesting a special exception for an 8' foot fence around the generator and electrical equipment for the solar panels. Mr. LaFleur presented the commission with a small site plan showing the location of the fence and a picture of the potential type of black coated chain link fence that may be used. This fence is for safety reasons and will have three gates for entrances.

The Chairman closed the public hearing at 7:21 pm.

**PENDING APPLICATIONS:**

**A. Barry, Ronald, applicant/owner, 13 Goose Green Road. Application for Special Exception for an accessory apartment**

Hart made a motion to approve the application for the accessory apartment as presented based on oral and written testimony, seconded by Neumann-Lynes and unanimously approved.

**A. Town of Barkhamsted, applicant/owner, 65 Ripley Hill Road. Application for Special Exception for an 8' fence around solar equipment**

Hart made a motion to approve the application for an 8' fence around the solar equipment at the Barkhamsted Elementary School, as presented, based on oral and written testimony, seconded by Neumann-Lynes and unanimously approved.

**REVIEW AND DISCUSS POCD:**

Chairman Lavieri brought the commission up to date on the latest progress with the POCD and the frustration the commission was having with piecing together the old POCD with the new draft. Chairman Lavieri felt that more progress would be made if she sat down for a day with Debbie Brydon and pieced together the two plans. Debbie will coordinate with Chris Lavieri for possibly July 28<sup>th</sup> and work through the day and cancel the workshop meeting to work on combining the two plans and updating.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes of the meeting on June 9, 2016, as presented, seconded by Lavieri and unanimously approved. Neumann abstained.

**CORRESPONDENCE:** Reviewed; no action taken

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

**A. Discuss IHZ amendments and vote on amendments;**

Hart made a motion to approve the Incentive Housing Zone amendments to the Zoning Regulations, as presented, seconded by Neumann-Lynes and unanimously approved.

**B. Discuss sign regulation amendments;**

Staff asked the commission to look at their sign regulations as new business' were being built on Route 44 and the tenants felt the sign regulations were too restrictive.

The commission reviewed the regulations and felt they did not need to amend any regulations to allow for more signage.

Hart also asked staff to craft an amendment to the zoning regulations to allow for fences over 6 feet in the situations where a taller fence was required for safety reasons. The commission agreed that this was needed. Staff will look into crafting an amendment to the zoning regulations and present the proposed amendment at a future meeting.

**PUBLIC COMMENT: None**

Hart made a motion to adjourn the meeting at 8:05pm, seconded by Neumann-Lynes and unanimously approved.

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James Hart  
Secretary