

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, FEBRUARY 9, 2012**

**1. CALL TO ORDER**

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

Motion was made by Polderman to amend the agenda to add a new application; Bishop, Aaron, applicant/owner, 4 Robertsville Road. Application for Special Exception for Home Based Business for a bait and tackle shop, seconded by Neumann-Lynes and unanimously approved.

**2. NEW APPLICATIONS:**

**A. BISHOP, AARON, applicant/owner, 4 Robertsville Road. Application for Special Exception for Home Based Business for bait and tackle shop.**

Polderman made a motion to accept the application and set for Public Hearing for March 8, 2012 at 7:00 pm at the Barkhamsted Town Hall, seconded by Neumann-Lynes and unanimously approved.

**3. PUBLIC HEARINGS:**

**A. Heuschkel, Jamie, applicant/owner, 11 West River Road. Application for Special Exception for side yard variance under Article X, Section 193-70**

The public hearing opened at 7:05 pm. Applicant, Jamie Heuschkel turned in his certified receipts and explained to the commission why he is looking for a side yard variance for the construction of a new garage (24' x 36') to replace the pre-existing legal, non-conforming 20' x 22' garage. The pre-existing garage sits on the property 4'.6" from the side yard. The new proposed garage would be moved towards conformity and sit 5'.8" from the boundary line. Mr. Heuschkel has approval from Farmington Valley Health Dept. Jim Fenn spoke in favor of the application. Mr. Fenn is an abutting neighbor. Mr. Heuschkel's Dad asked the commission to use "common sense" when reviewing this application. The public hearing closed at 7:15 pm.

**4. PENDING APPLICATIONS:**

**A. PROPOSED AMENDMENT TO ZONING AND SUBDIVISION REGULATIONS TO ADD ESTATE LOTS SERVED BY A PRIVATE ROAD:  
Tabled**

**B. Heuschkel, Jamie, applicant/owner, 11 West River Road. Application for Special Exception for side yard variance under Article X, Section 193-70**

Neumann-Lynes made a motion to approve the application, per oral and written testimony, seconded by Grohowski.

The report from the Town Planner, Martin J. Connor was reviewed and discussed by the commission. His three comments were discussed in detail. A report from Debra Brydon making a determination as the Inland Wetlands Agent will be put in the file. He does have approval from FVHD and the last comment was the fact that the proposed garage was too large and did not meet the regulations, specifically Section 193-70A which states it cannot be enlarged by any more than 50% of the present barn. The present barn is 440 square feet and the enlargement can only be an additional 220 square feet. The Planning and Zoning Commission cannot vary the zoning regulations. Neumann-Lynes and Grohowski amended the motion to approve the application for a reduced side yard setback to no less than 5' .8", only for the construction of a new accessory building not to exceed 660 square feet and with one condition that a new site plan prepared by Dufour Surveying Associates be submitted showing the approved size of 660 square feet, before construction begins. The vote on the amended motion made by Neumann-Lynes and seconded by Grohowski was unanimously approved.

**5. Discussion of LID regulations, excluding the proposed Private Road regulations.**  
This discussion was tabled until the March workshop.

**6. APPROVAL OF MINUTES :**

Polderman made a motion to approve the minutes from January 12, 2012, seconded by Grohowski and unanimously approved.

**6. CORRESPONDENCE:** Reviewed; no action taken.

**7. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING;**

The commission reviewed the report from the Town Planner, Martin J. Connor regarding the West property. A copy of the report is on file in the Barkhamsted Building Department. The commission asked staff to find out when Kenwood Tree Service stopped using the property to store their equipment and also asked staff to get the date when Kyle Schnabel started running his business at 67 Ripley Hill Road. The commission asked staff to include an item each month on the agenda for the Zoning

Enforcement Officers report. The commission asked that the workshop meeting for February be canceled.

**8. PUBLIC COMMENT:**

Deb Ciriello asked if the school had ever complained about the West property at 67 Ripley Hill Road. Staff advised her that they had received no complaints.

Hart made a motion to adjourn the meeting at 8:45pm, seconded by Neumann-Lynes and unanimously approved.

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James Hart  
Secretary