

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, JANUARY 14, 2010**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, John Polderman (7:05 pm) and Sharon Neumann-Lynes, and Alternates Todd Beland and Storm Connors. Also present was Rista Malanca the Zoning Enforcement Officer. Lavieri sat Connors for Wayne Renfrew.

**PUBLIC HEARINGS:**

**A. Crew Motorcars, LLC., applicant, Stanley Slater, Jr., et al, owner, 127 New Hartford Road. Application for Special Exception for Used Car Dealership.**

Richard Caulkins from Northeast Consulting spoke regarding the proposed plans for the applicant. Richard Vozzolo a member of Crew Motorcars, LLC. presented the certified mailings. This property is in the B-1 zone with a little over 1 acre. Mr. Caulkins asked the commission, pursuant to Section 193.40H to waive the Landscape Plan Review and approve Tony Cannavo and Lindsey Cannavo as the landscape designers. On January 5, 2010 the Inland/Wetlands Commission issued an agent determination with no wetlands found on site. On January 6, 2010 the Zoning Board of Appeals approved the Location Application.

Chairman Lavieri asked if any Low Impact Development methods were investigated, such as permeable paving. Mr. Caulkins stated they had not considered permeable paving and had incorporated some LID techniques for the drainage and swale. The applicant was also having trouble meeting the driveway ordinance, regarding maintaining a 4% grade within the first 25 feet. The commission stated that they could not waive this condition, as it is a Town Ordinance.

Applicant also submitted a copy of the application to the Motor Vehicle Department and met the criteria for “gray water” removal and waste oil removal. Russ’ Septic will remove the “gray water”.

The applicant is still waiting for FVHD approval.

Tim Grohowski questioned the sight lines when exiting onto Route 44 from Knob Hill. The commission stated they could not make the applicant correct any sight lines for a Town Road that was already approved. Khea Cook questioned the noise levels. The applicant stated the building was not a sound proof building.

The public hearing was continued until February 11, 2010.

**NEW APPLICATIONS:**

**A. Town of Barkhamsted, applicant. Application for modification of I-3 zone in Zoning Regulations.**

Hart stated for the record that he would be recusing himself from all the proceedings regarding this application.

Neumann-Lynes made a motion to accept the application and set for a Public Hearing for March 11, 2010, seconded by Polderman and unanimously approved.

**PENDING APPLICATIONS:**

**A. Crew Motorcars, LLC., applicant, Stanley Slater, Jr., et al, owner, 127 New Hartford Road. Application for Special Exception for Used Car Dealership.**

Public hearing continued until February 11, 2010 at 7:00 pm.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes for December 10, 2009, as presented, seconded by Neumann-Lynes and unanimously approved.

**ELECTION OF OFFICERS:**

Neumann-Lynes made a motion to nominate Hart as Secretary, seconded by Polderman and unanimously approved.

Hart made a motion to nominate Lavieri as the Chairman, seconded by Connors and unanimously approved.

**CORRESPONDENCE:** The Commission received a letter from Selectman Donald Stein regarding the 2010/2011 budget. Lavieri read the letter into the record. The commission agreed to reduce their budget down to \$2,200.00 for 2010/2011.

A letter from Representative Annie Hornish was also read regarding an invitation to a discussion on “Smart Growth” to be held on January 21, 2010 at the New Hartford Senior Center at 6:00 pm.

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

**Discussion with Zoning Enforcement Officer regarding front yard setbacks and accessory uses.**

Rista discussed Sections 193-7 and 193-33 (Definitions – “Front Yard”) in the Zoning regulations regarding the fifty foot front yard setbacks and asked for the commissions interpretation as there are two applications that will be before the Commission asking parking of vehicles in the front yard setback. After a brief discussion, the commission agreed from this point forward, parking will be allowed in the front yard setback.

The next discussion involved an application that will be coming before the Commission for the proposed Winsted Health Center at 390 New Hartford Road. Chairman Lavieri recused herself from this discussion. Rista explained that the Health Center was looking for a helipad for Lifestar. Presently a helipad would not be allowed in that zone. After discussing this issue with the Town Planner, Martin Connors, he and Rista both felt this was an incidental accessory use to the medical center and a helipad would be allowed. Again the commission was in agreement.

Rista also offered to go through the zoning regulations and make suggestions for minor corrections.

Chairman Lavieri also asked Rista to confirm a comment Dr. Michael Klemens had made at the Low Impact Development meeting regarding a biodiversity study being necessary when more than five (5) acres were disturbed. Rista will get back to the commission with an answer to this question.

**PUBLIC COMMENT:** Khea Cook thanked Chairman Lavieri for questioning the use of Low Impact Development procedures. She also wanted to know when the PZC commission was going to respond to the Conservation Commission’s proposed “Acquifer protection regulations”. The commission had never received any proposed regulations and asked the Conservation Commission to e-mail them to the PZC members for their review and then they could be discussed at a future workshop.

Neumann-Lynes made a motion to adjourn at 9:25 pm, seconded by Polderman and unanimously passed.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
James Hart-secretary