

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, SEPTEMBER 8, 2011**

1. CALL TO ORDER

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, John Polderman, Gregory Gordon, and James Hart. Also present was Rista Malanca, Zoning Enforcement Officer.

Polderman made a motion to amend the agenda to add a new member to the board, seconded by Hart and unanimously approved.

2. APPOINTMENT:

Chairman Lavieri read a letter from Matt Kelly, Chairman of the Democratic Town Committee recommending Tim Grohowski to replace Todd Beland as an alternate member of the Planning and Zoning Commission. Hart made a motion to have Tim Grohowski fill the vacancy left by Todd Beland, seconded by Polderman and unanimously approved.

3. NEW APPLICATIONS: None

4. PUBLIC HEARINGS:

**A. Salvatore Tartaglione, applicant/owner, 20 River Road, Pleasant Valley.
Special Exception for Bed and Breakfast.**

Applicant, Salvatore Tartaglione advised the board that the property has a total of 3.5 acres. They designed the house to keep the parking away from the neighbors. The deck for the guests is also behind the garage and away from the neighbor's view. Mr. Tartaglione will be living in the house full time. Chairman Lavieri asked him if he was aware of the Farmington River Overlay regulations and he stated that he was. There are three bedrooms on the second floor and two on first floor. The home has a total of 4700 square feet of living space. Mr. Tartaglione presented the house plans and the site plan to the board. There was no opposition from the public. The public hearing was closed at 7:28 pm.

5. PENDING APPLICATIONS:

**A. Salvatore Tartaglione, applicant/owner, 20 River Road, Pleasant Valley.
Special Exception for Bed and Breakfast.**

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

6. APPROVAL OF MINUTES :

Hart made a motion to approve the minutes from August 11, 2011, seconded by Polderman and unanimously approved.

7. CORRESPONDENCE:

Correspondence from KT Worth was read regarding a Freedom of Information complaint. A letter was received from Kathleen Cook from the Conservation Commission which included the proposed aquifer regulations written by Marc Cohen from Atlantic States and the Conservation Commission. Marc Cohen will deliver 5 more copies for the commission to review before the first meeting in October, 2011.

8. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING- None

9.PUBLIC COMMENT:

Hart advised the board that the Regional Refuse District was talking to a solar panel consultant and wondered how zoning would treat solar panels on the ground. Rista Malanca stated that these would be treated as an accessory structure.

Hart made a motion to adjourn the meeting at 7:55pm, seconded by Neumann-Lynes and unanimously approved.

James Hart
Secretary