

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, JULY 9, 2009**

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

NEW APPLICATIONS: NONE

PUBLIC HEARINGS: NONE

Motion made by Hart seconded by Polderman it was voted to move “Enforcement – Item A” – to before Pending Applications. Vote Unanimous

ENFORCEMENT:

Jim and Judy Yoakum, 77 East River Road – Remedial action for trees cut in Farmington River Overlay District- Mr. and Mrs. Yoakum were present with their attorney Peter Herbst. Ms. Holda stated that she had done a site inspection and that the planting plan, approved by the Commission prior, had been completed and that the wood chips were moved beyond the high water mark. Ms. Holda stated that she felt no further action would be necessary, the Commission agreed.

This Enforcement order was closed and the Commission told Mr. and Mr. Yoakum that they were discouraged this was the second similar enforcement action taken, and hope that this is the last.

PENDING APPLICATIONS:

A. Scanlon, Robert D., applicant/owner, 46 Taylor Road. Application for Special Exception for Home Occupation. Ms. Neumann-Lynes stated she listened to the tape prior to the meeting and did a site visit. At the site visit she had complications with the Scanlon’s and the police were called.

There are significant concerns over the sight line. The Commission feels that the driveway is unsafe. Hart suggested that it may not meet our regulations, but it is an approved driveway and he doesn’t feel that the traffic for the business would greatly increase over everyday traffic that would be created by the residence. Beland feels that a residential area should remain residential. The Commission asked the Zoning Enforcement Officer to perform a site inspection with the Highway Supervisor to find out exactly what the sight lines are and if there could be anything done to increase the sight lines.

This matter has been tabled until the next meeting

B. Barkhamsted Planning and Zoning Commission, applicant. Application for amendments to Zoning Regulations to add Shared Drive Regulations and Private Road Regulations to serve Estate Lots.

The Commission feels that the shared driveway regulations are very necessary to the Town and would like to work with the Conservation Commission and other members of the public to create a regulation that would fit.

Motion made by Hart seconded by Neumann-Lynes to approve shared driveways and private road regulations. 0- for 5- against. Vote Denied.

DISCUSSION OF OPEN SPACE REGULATIONS

Tabled until the next meeting

APPROVAL OF MINUTES

Motion made by Newmann-Lynes seconded by Polderman it was voted to approve the 6/11/09 minutes as written. Vote Unanimous

CORRESPONDENCE

Letter for BOS re Paving Hillcrest Drive dated 7/1/09

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

Informal discussion with Ken Ransom regarding proposed regulation changes for tubing business in Riverton. Mr. Ransom stated that he is interested in hiring a planner to write regulations which would permit him to run a tube rental business in Riverton. He was informed this is a two step process. First he would have to create the regulations, and if they were approved he would then be able to file an application for this specific business. The Commission discussed several different ideas with Mr. Ransom and look forward to his application

PUBLIC COMMENT: None

Hart made a motion to adjourn at 8:55 pm, seconded by Polderman and unanimously passed.

Approved _____ Date _____
James Hart-secretary