

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, JUNE 10, 2010**

Chairman Christina Lavieri called the meeting to order at 7:08 p.m. Members present were John Polderman, and Sharon Neumann-Lynes. Also present was Rista Malanca the Zoning Enforcement Officer, Debbie Brydon, Assistant Zoning Enforcement Officer and First Selectman, Donald Stein.

Neumann-Lynes made a motion to amend the agenda to add a new member to the commission, seconded by Polderman and unanimously approved.

Lavieri read a letter from the Republican Town Committee recommending Gregory Gordon as a replacement for Wayne Renfrew, who recently resigned as a member of the Planning and Zoning Commission. Neumann-Lynes made a motion to elect Gregory Gordon as a member of the Planning and Zoning Commission, seconded by Polderman and unanimously approved.

PUBLIC HEARINGS:

A. Regional Refuse District No. 1, applicant/owner, 31 New Hartford Road, Parcel "D". Application for zone change from I-1 to I-3

The legal notice was read into the record and Lavieri stated that Hart was not present and had recused himself as he is an employee of RRDD # 1.

First Selectman Donald Stein made opening comments responding to a mailer that had been sent regarding this application. Lavieri then briefly gave the history of the inception of the I-3 zone and the amendments. Al Jones, representative for the applicant, spoke regarding the financial aspects of RRDD # 1 and their vision for the future.

Parcel 'D' at 31 New Hartford Road is presently zoned I-1. Mr. Jones presented the map of Parcel 'D'. Richard Steller a representative for the Yahne family and Carol Yahne both stated they were shown an entirely different map at RRDD # 1 and this map was causing confusion. The correct map was at the meeting and the map at the RRDD # 1 offices was just a proposed speculation. The Board apologized for any confusion. The Board also showed the zone map for the whole Town. There were approximately thirty (30) people present at the meeting. Lavieri opened the floor for questions from the public. Ann Dodge asked the Board to explain the differences between I-1, I-2 and I-3. Chairman Lavieri gave a lengthy explanation of the different uses and setbacks and acreage requirements. Tim Grohowski questioned whether Private Roads and Common Driveways would be allowed in the I-3 zone. The Board stated they would be allowed. Many members of the public were concerned with the lack of water and the fact that the property is under an Environmental Land Use Restriction (ELUR), and the potential to

grow when the population increases and there is more recycling. John Simmons asked the Board to explain the process for applying for a zone change and how the Plan of Conservation and Development is involved. Donald Stein then commented on the Plan of Conservation and Development. Al Jones also commented on the additional acreage located at RRDD # 1 and explained that the property on the New Hartford side would be very suitable for expansion, if needed.

Khea Cook spoke on behalf of the Conservation Commission and read a draft letter explaining that the Conservation Commission was in agreement with the I-3 zone originally, but they were under the impression that it was only a zone for Parcel 'D' and could not be used anywhere else. They are not happy that anyone can apply for a zone change to I-3.

Tom Nelson spoke in favor of the zone change and felt this was the best place in Town to allow for light industrial.

Deb Ciriello read a letter to the Board. See letter attached.

First Selectman Donald Stein then addressed further comments regarding RRDD # 1 looking into solar panels or wind turbines. Selectman Stein stated both options had been looked into and both were not viable options.

The public hearing was closed at 9:32 pm.

NEW APPLICATIONS: None

PENDING APPLICATIONS:

A. Regional Refuse District No. 1, applicant/owner, 31 New Hartford Road, Parcel "D". Application for zone change from I-1 to I-3

Tabled until next regular meeting on July 8, 2010 at 7:00 pm.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes for April 8, 2010, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: No action taken.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING: None

PUBLIC COMMENT: None

Polderman made a motion to adjourn at 9:35 pm, seconded by Neumann-Lynes and unanimously passed.

Approved _____ Date _____
James Hart-secretary