

**Town of Barkhamsted  
Low Impact Development  
Land Use Committee  
March 1, 2011**

**Minutes**

Attendees: Michael Beauchene, Tim Grohowski, Chris Lavieri, Tom Nelson, Scott Johnstone, Mario Santoro, was Tom Grimaldi (Town Engineer), and Don Stein.

Roger Behrens, John Greaser, Michael Klemens (Cary Institute), Deb Simon, Johnny Polderman, and Marty Connor (Town Planner) were absent.

The meeting was called to order at 7:10 PM.

The minutes of January 5, 2011, were approved unanimously, with no changes.

**DISCUSSION:** The committee reviewed the proposed zoning regulations and the road and driveway ordinances, based on feedback received at the public information meeting held on February 9, 2011.

The committee made changes to the recommended zoning regulation, as follow:

**Article IV Section 190-31.5 Estate Lots Served by a Private Road**

¶A. 1 – change the words “up to” to the words “a maximum of” in two places in the first line of this paragraph

¶ C.3 - change paragraph to read as follows:

The Private Road shall be centered in a common access area that is a maximum of 45 feet in width at all points and has at least 50 feet of Frontage on a Town accepted Street or State Highway.

There was also a great deal of discussion on the merits of private roads and shared driveways focused on concerns about the possible development of land that could not otherwise be developed. However, the committee believed that this issue is covered in the recommendations and that private roads provide a clear benefit from an LID perspective as long as they are properly designed and maintained.

The committee made changes to the recommended road ordinances, as follows:

Based on feedback from the meeting, Tom Grimaldi added new ¶'s **13, 15 and 17**. A change was requested to be made in ¶**13**, to change the first line to read **“Private Roads that contain sections that are eight (8) percent or greater in grade ...”**

Tom Grimaldi was also requested to 1) add a paragraph addressing the need for bonding a new private road; and 2) to use the language in the proposed zoning regulations relative to the CIOA (Common Interest Ownership Act) in place of ¶**17**, which refers to an Ownership and Maintenance Plan.

Don Stein also took an action to review data from other towns relative to the maximum grade allowed for a new driveway and requirements from the other towns for those driveways above 8%. The approved changes to the town's driveway regulations allow a maximum of 12%, but some towns allow up to 15% with the requirement that the driveway be designed by an engineer. Depending on this information, the Board of Selectmen will consider whether to increase the allowable driveway grade.

**MOTION:** On a motion made by Chris Lavieri, seconded by Scott Johnstone and passed unanimously, the committee referred all zoning and subdivision regulatory changes and road/driveway ordinance changes to the Planning & Zoning Commission and to the Board of Selectmen for action.

Mike Beauchene offered to prepare the final report, which is needed to satisfy the grant requirements. This report must be submitted to the CT DEP by March 31.

The actions required of this committee were completed by virtue of the motion to refer the modified regulations to the appropriate Boards. Therefore, this was the last scheduled meeting of the committee. The final report will be circulated to the members for comment.

The meeting was adjourned at 8:45 PM.

Respectfully submitted,

Donald S. Stein  
First Selectman