

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JANUARY 26, 2012**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Jim Hart, John Polderman, Gregory Gordon, Sharon Neumann-Lynes and Tim Grohowski, Alternate. Also present was Debra Brydon, ZEO.

Hart gave the commission an update on the RRDD # 1's decision not to develop their property at this time due to the cost of developing the lots.

DISCUSSION REGARDING "BED AND BREAKFAST" REGULATIONS AND FIRE CISTERNS.

The commission discussed Article VIII, Section 193-58 (8) "Length of stay". The consensus of the commission was that three days was too short and it should be for a minimum of seven days. After a brief discussion Hart made a motion to bring to Public Hearing an amendment to change "Length of stay" to fourteen (14) days, seconded by Greg Gordon and unanimously approved. This amendment will be presented at the Public Hearing for the remainder of the LID changes to the Zoning regulations and Subdivision regulations.

The commission next discussed Article V, Section 170-33, Fire protection. Hart feels that the fire district should consider other means for fire safety and look at the whole Town, instead of arbitrarily placing fire cisterns in each new subdivision. Possibly a special one time fire tax on new homes for more dry hydrants or tanker truck. The commission decided to form a Sub-committee to meet with the fire district and report back to the commission. The sub-committee members will be Storm Connors, Jim Hart and Greg Gordon.

The next meeting will include a discussion on the remainder of the LID proposed amendments to go to Public Hearing.

DISCUSS REPORT FROM TOWN PLANNER REGARDING 62 RIPLEY HILL ROAD.

Martin Connor just made his site visit this week and will have a report for the next workshop meeting.

The commission also asked if Martin Connor could come to the workshop meeting in March and discuss Cluster Housing and Conservation Subdivisions.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes for October 27, 2011, as presented, seconded by Neumann-Lynes and unanimously approved.

CORRESPONDENCE: Staff passed out the draft State Plan of Conservation and Development for the commission to read. Staff also passed out the report from Martin Connor regarding the Special Exception application and Public Hearing next month for Heuschkel, 11 West River Road.

PUBLIC COMMENT: Deb Cierillo asked the commission how much money was spent on the RRDD # 1 study for the I-3 zone. Hart stated that RRDD#1 had paid for the study.

Hart a motion to adjourn at 8:14m, seconded by Polderman and it unanimously passed.

Approved _____ Date _____
James Hart-secretary