

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

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Jim Hart, Gregory Gordon, Sharon Neumann-Lynes (7:15 pm) and Tim Grohowski, Alternate. Also present was Debra Brydon, ZEO and Martin J. Connor, Town Planner.

Grohowski was seated for John Polderman.

**DISCUSS REPLACEMENT OF ALTERNATE BOARD MEMBER.**

The Board accepted a resignation letter from Dean Martel. A potential new member was supposed to be in attendance, but did not come to the meeting. This matter was tabled until the next meeting

**DISCUSS PROPOSED LID REGULATION CHANGES FOR ZONING AND SUBDIVISION REGULATIONS WITH TOWN PLANNER, MARTIN CONNOR.**

The commission reviewed both the Zoning and Subdivision proposed LID regulation changes with Martin J. Connor. Mr. Connor will add some new definitions and informed the board of a website to review for “Best Management Practices” The website is <http://www.epa.gov/smartgrowth/stormwater.htm> The Commission also advised Mr. Connor that they wanted to keep both the “Conservation Subdivision” and fix the “Cluster Regulation” The “biological assessment” shall be required, but can be waived by the Commission, and will be tied to Dr. Klemens map showing the location of the vernal pools in Barkhamsted. Staff will make the discussed changes and send to Commission members before the next workshop.

**DISCUSS NON-CONFORMITIES AND SETBACKS.**

Hart discussed with the Commission and Marty Connor his thoughts on relaxing the side yard and rear yard setbacks when a piece of property abuts the MDC or State Forest Property. Marty Connor agreed this was worth pursuing.

The Commission then amended the agenda to allow Hart to discuss the meeting that he and Greg Gordon had with Richard Winn and Marc Johnson from the Fire Departments. Mr. Johnson is working on updating a map showing the locations of all the fire cisterns in Town and dry hydrants to determine where the Fire Department needs additional access to water for fire protection. Once these maps are prepared this will help the Commission and Fire Department in the future when reviewing new subdivisions to determine whether there is a need for a fire cistern. Marty Connor also suggested that once the map was done, these future proposed changes could be incorporated in the next Plan of Conservation and Development as one of these items to investigate.

**REVIEW PROPOSED ACQUIFER PROTECTION REGULATIONS WITH TOWN PLANNER, MARTIN CONNOR.**

Marty Connor discussed his review of the Acquifer Protection Regulations and felt it was very similar to the Farmington River Overlay Zone and should be compared and cross referenced with this zone. Also a map would be necessary. The Commission will continue to work with the Conservation Commission to move these regulations towards a Public Hearing.

**APPROVAL OF MINUTES:**

Hart made a motion to approve the minutes for March 22, 2012, as presented, seconded by Gordon and unanimously approved.

**CORRESPONDENCE:** Reviewed; no action taken.

**PUBLIC COMMENT:** None

Hart a motion to adjourn at 9:00pm, seconded by Gordon and it unanimously passed.

Approved \_\_\_\_\_ Date \_\_\_\_\_  
James Hart-secretary