

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, OCTOBER 10, 2013**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Sharon Neumann-Lynes, John Polderman, and alternate, Tim Grohowski. Also present was Debra Brydon, Zoning Enforcement Officer. Tim Grohowski was seated for Jim Hart.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

DISCUSSION REGARDING PROPOSED CHANGES TO ZONING REGULATIONS, CONTINUED DISCUSSION ON CLUSTER HOUSING AND REVIEW OF ACTION AGENDAS FROM PLAN OF CONSERVATION AND DEVELOPMENT

Chairman Lavieri asked Debbie to list the proposed changes that the commission is moving forward with.

1. Change number of days for limit on Bed and Breakfast regulations to one week;
2. Add letter "E" to Country Inns to allow flexibility in a reduction of the acreage required, when the Country Inn is located in the PVC/RC zone;
3. Add an acreage requirement of one-quarter (1/4) acre in the PVC/RC zone, as well as possibly have a frontage requirement;
4. Finish researching the "fire cistern" requirements in the Subdivision Regulations; and
5. Continue discussing and crafting a "shared driveway" regulation;

Debbie then reviewed the Action Agenda items from the Plan of Conservation and Development.

Chairman Lavieri then asked each board member how they felt about the proposed Cluster Housing regulation crafted by Martin Connor. The members present liked the proposed cluster regulations. Chairman Lavieri did not, and feels we need a variety of dwelling places in Town for the elderly and young adults to form a community. A more diversified form of housing. The commission will continue to discuss their visions of a more diversified form of housing. Chairman Lavieri is attending a meeting next week, with Selectman Donald Stein and David Fink to discuss housing options. Staff will try to get the "Livable Communities Toolkit" for the next work shop.

Staff suggested that the acreage requirement for Cluster Housing should be different in each zone and the commission pick certain pieces of property in the PVC/RC zone and the RA-2 zone to envision what they would like to see for housing.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes of September 12, 2013, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

PUBLIC COMMENT:

Scott Johnstone from the Conservation Commission explained that the Conservation Commission was under the misunderstanding that PZC Commission was trying to get rid of the Conservation Subdivision regulations and replace with Cluster Housing regulations. He now understands the PZC goal and agrees with the need for diversified housing within the Town and also agrees that there should be different requirements, ie acreage for different zones for Cluster Housing.

Hart made a motion to adjourn the meeting at 8:10 pm, seconded by Neumann-Lynes and unanimously approved.

James Hart
Secretary