

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, OCTOBER 24, 2013**

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

DISCUSSION REGARDING CLUSTER HOUSING REGULATIONS:

Chairman Lavieri advised the commission that Selectman, Donald S. Stein will be applying for an Incentive Housing Grant and she suggested that the commission table any further discussion on amending the Cluster Housing Regulation until the grant is determined. The commission had no objection to this.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes from September 26, 2013, workshop meeting, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Deb Simon's letter dated September 30, 2013 regarding the wildlife along the Farmington River corridor and the proposed trail from New Hartford to Barkhamsted was read into the record.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING:

The commission reviewed and discussed Martin Connor's proposed amendments to Section 193-58 Bed and Breakfast Establishments by Special Exception and Section 193-63 Country Inns by Special Exception. (See attached). No (8) Length of stay for the B & B was corrected to read seven (7) days. The amendment to the Table of Uses was removed, as Country Inns are already there under "Other".

The commission felt that a length of stay should be established for the Country Inns for fourteen (14) days. They also felt that a "Statement of Intent" should be added to the zoning regulations for future board members to understand the reasoning behind the amendment. A portion of Martin Connor's Recommendation will be used as the Statement of Intent.

The commission asked staff to review the May 1, 1997 minutes to understand why a residence or building had to be in existence before May 1, 1997 in order to be a Country Inn,

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 8:15 pm, seconded by Polderman and unanimously approved.

James Hart
Secretary