

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, APRIL 23, 2009**

CALL TO ORDER

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, John Polderman and Sharon Neumann-Lynes, and alternate, Todd Beland. Chairman Lavieri sat Todd Beland for Wayne Renfrew.

DISCUSSION OF MUNICIPAL LAND EVALUATION GRANT:

Selectman, Donald S. Stein advised the board that the Town of Barkhamsted had received the grant in the amount of \$44,305.00. A representative from the DEP had met with Mr. Stein and formulated the scope of the grant. The first project is to form a Land Use Committee. Mr. Stein felt the committee should have 1 to 2 members from the Planning and Zoning Commission, Inland/Wetlands Commission, and Conservation Commission. Other names were discussed and will be formally invited to serve on the committee. Dr. Michael Klemens will be doing the biodiversity study and Tom McGowan, Planner will be formulating the LID (Low Impact Development) regulations.

Mr. Stein also asked if the agenda could be amended to add a discussion on the Town Ordinance for Open Space. Hart made a motion to amend the agenda and add this discussion, seconded by Polderman and unanimously approved.

Mr. Stein informed that Commission that Article VIII, Section 178.14 “Tax Assessment on Open Space – Conditions of Eligibility” of the Town Ordinance states that only parcels located in an RA-1 or RA-2 zone are eligible to benefit from the open space tax assessment reduction. Mr. Stein explained that the last assessor let all zones benefit from this special assessment. At the Town Meeting on May 5th, an amendment is being proposed to include the PVC/RC zone as well. Mr. Stein was looking for the PZC’s endorsement. After a brief discussion, as to whether all the zones should be included, and a suggestion to add language to include “any residential” to help in case of future zone amendments, Hart made a motion to endorse changing the Town Ordinance to include PVC/RC and “any residential” zones in Article VIII, Section 178.14 (A), seconded by Neumann-Lynes and voted four in favor (Polderman, Neumann-Lynes, Hart and Beland) and one opposed (Lavieri).

DISCUSSION ON AFFORDABLE HOUSING, CLUSTER HOUSING AND MISCELLANEOUS REGULATION AMENDMENTS.

Hart had put together some language to discuss regarding Cluster Housing and Accessory Apartments (See attached) for the commission to discuss. Lavieri felt we should find out how the cluster housing proposal fits in with Affordable Housing. Staff was asked to get Tom McGowan’s opinion and suggestions on how we can fit Cluster Housing and

Affordable Housing in new regulation proposals. The Commission extended their appreciation to Hart for taking the time to craft the proposed regulations.

The commission asked staff to also put together the minor regulation changes, including Accessory Apartments to go to public hearing sometime this Summer.

The commission then discussed the “Open Space” regulation in the Subdivision regulations (Section 170-35), that allows the commission to ask for 10% of the land during a subdivision application to be held in “open space”. Both Hart and Lavieri feel this regulation should be taken out. Neumann-Lynes and Beland feel it should be left in. The commission would like to also bring this change to Public Hearing. The commission asked staff to contact Tom McGowan to craft a regulation change to omit Section 170-35 in the subdivision regulations.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of March 26, 2009, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Lavieri read the correspondence from Selectman Stein informing the commission of the grant from the State to resurface a portion of Robertsville Road in Riverton.

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

Neumann-Lynes wanted to make a change to the Shared Driveway Regulations to increase the width. Staff advised the commission that it was too late to make changes now as everything has been sent to LHCEO.

PUBLIC COMMENT:

Tim Grohowski asked why the commission wants to remove the “open space” regulation when they have never asked for any open space during a subdivision application in the past.

Neumann-Lynes made a motion to adjourn at 8:50 pm, seconded by Hart and unanimously approved.

Respectfully submitted

James Hart - Secretary