

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, APRIL 28, 2011**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were John Polderman, (7:05 pm), Sharon Neumann-Lynes and James Hart. Also present was Debra Brydon, Staff Secretary and Rista Malanca, Zoning Enforcement Officer.

PENDING APPLICATIONS:

A. Town of Barkhamsted, applicant/owner, 33 New Hartford Road. Site Plan for new Town Garage.

Alan Borghesi, from Borghesi Building and Engineering Co., Inc. presented the new site plan for the Town garage addition, with the changes requested by Rista Malanca, ZEO, and the Planning and Zoning Commission.. The commission felt the landscaping plan could be finalized after the garage was built and reviewed by the ZEO. The 24” drainage pipe from the RRDD property was discussed and will have a .6 slope, which is an improvement.

Hart made a motion to approve the site plan, as modified for the Town of Barkhamsted garage project, as presented and discussed, seconded by Polderman and unanimously approved.

DISCUSS PROPOSED LID (LOW IMPACT DEVELOPMENT) AMENDMENTS TO ZONING REGULATIONS.

First Selectman, Donald S. Stein discussed the proposed amendments to the road ordinance and driveway ordinance and advised the commission that the Board of Selectman would go directly to a Town meeting and try to coordinate this with the Planning and Zoning public hearing, if the proposed amendments are brought to a public hearing.

Rista Malanca will show Attorney Mark Branse the road and driveway ordinance to get a legal opinion upon whose engineer does the “As-built” and inspections for the Private Road.

Hart would like to see the 12% grade taken out of the ordinance section of the driveway regulations and left in the zoning regulations, so potential builders would have the opportunity to go before ZBA for a variance if a steeper grade is necessary.

The proposed amendments to the zoning regulations were briefly discussed. Further discussions will take place at the next meeting.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes for January 27, 2011, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

PUBLIC COMMENT:

Tim Grohowski felt the communication between the Planning and Zoning Commission and Conservation Commission was improving.

Polderman made a motion to adjourn at 9:10 pm, seconded by Hart and unanimously passed.

Approved _____ Date _____
James Hart-secretary