

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, JUNE 11, 2009**

Chairman Christina Lavieri called the meeting to order at 7:10 p.m. Members present were James Hart, Sharon Neumann-Lynes, John Polderman, and alternate, Todd Beland. Chairman Lavieri sat Todd Beland for Wayne Renfrew. Also present was Zoning Enforcement Officer, Rista Holda, Town Planner, Tom McGowan and Debbie Brydon.

**NEW APPLICATIONS:**

**A. Neher, Russell and Kristeen, applicant/owners, 383 West River Road. Application for Special Exception for Home Occupation**

Rista Holda stated that the application was complete. Hart made a motion to accept the application and set for a Public Hearing on July 23, 2009, seconded by Polderman and unanimously approved.

**B. Town of Barkhamsted, applicant. Amendment to Zoning Regulations to create a new zone called the “Economic Development Zone”, or ED zone.**

Rista Holda stated that both applications were complete. Chairman Lavieri asked Selectman Stein if he would extend the date for the Public Hearing until August 27, 2009 after summer vacations are over to offer everyone the opportunity to attend the public hearing. Selectman Stein was present, and confirmed that the August 27<sup>th</sup> date was fine and he would do a letter in writing confirming his agreement to this extension. Neumann-Lynes made a motion to accept both the applications from the Town regarding the ED zone, and set for Public Hearing for August 27, 2009 at 7:00 pm.

**C. Town of Barkhamsted, applicant, R.R.D.D. # 1, owner. Zone Change Application to place the ED zone on Parcel “D”, 31 New Hartford Road, and amend Zoning Map.**

Accepted and set for Public hearing for August 27, 2009 at 7:00 pm.

**PUBLIC HEARINGS:**

**A. Barkhamsted Planning and Zoning Commission, applicant. Application for amendments to Zoning Regulations to add Shared Drive Regulations and Private Road Regulations to serve Estate Lots.**

Chairman Lavieri explained the format for the public hearing. Tom McGowan, the Town Planner, gave a short synopsis of the Shared Driveway portion of the proposed zoning regulation changes and the reasons why. One reason was for safety. The Shared

Driveway improves sightline, less disturbance and improves the scenic quality of the roads.

Debbie Brydon then read the letters and reports from CRCOG (Capital Region Council of Governments) and LHCEO (Litchfield Hills Council of Elected Officials).

Chairman Lavieri asked for any questions on the Shared Driveway regulation. Many people asked questions and they were answered by either Tom McGowan or the commission.

Chairman Lavieri then asked for anyone against the Shared Driveway regulation to speak. Tim Grohowski was first and presented a power point slide show depicting different situations where this regulation could be used. Mr. Grohowski was against the Shared Driveway regulation. The following people also spoke against the Shared Driveway regulation: Al Jones, Jeff Giantonio, John Noelke, Richard Bauer, Bonnie Reynolds, Lindsey Keene, Rose Avallone, John Simons, Dave D'Amaro. The following people spoke in favor of the Shared Driveway regulation: Dick Langer and Mark Drummey.

Chairman Lavieri closed this portion of the Public Hearing at 8:10 pm.

Tom McGowan then gave a brief overview on the Private Road to serve Estate Lots proposed regulation and the benefits. He has seen these regulations work in many Towns like, Salisbury, Cornwall, Kent and Litchfield. This regulation is by Special Exception with lower density development and less impact on the environment. This regulation also calls for the formation of a homeowner's association that would be responsible for the maintenance of the Private Road. This regulation is limited to 6 lots and they must be 5 acres each. Each lot must have 30 feet frontage.

Many people questioned the maintenance of the road, the small frontage, and flag lots.

Chairman Lavieri asked for speakers against the regulation. Again, Tim Grohowski presented a slide show with samples of possible developments, if these regulations were passed. Mr. Grohowski feels that these regulations will allow for development on otherwise marginal properties. He also did not agree with the 30 foot frontage. Selectman Stein also spoke against the Private Road regulations, as written and felt some changes should be made such as increased frontage, and reduce the grade to less than 12%. The following people also spoke against the proposed Private Road regulations, William Downes, Gayle Legeyt, Al Jones, John Simons, Lindsey Keene, Dave D'Amaro, Will Lavery, Roger Behrens, Richard Bauer, Bette Jane Murphy, and Paula Cutcomb. The following people read letters against the regulations, Khea Cook, Chairman of the Conservation Commission, Deborah Ciriello-Grohowski and Debbie Brydon read a letter from Joan Markure. All these letters are attached. Mark Drummey was the only person who spoke in favor of the proposed Private Road regulations.

Jim Hart did explain to the public that the reason for bringing these regulations to public hearing again was due to the updated Plan of Conservation and Development. This plan must be updated every ten years. There were four public hearings held while this Plan was being updated, and the input from the public was for less curb cuts and keeping the rural character of the Town.

Chairman Lavieri closed the Public Hearing at 9:40 pm.

**PENDING APPLICATIONS:**

**A. Barkhamsted Planning and Zoning Commission, applicant. Application for amendments to Zoning Regulations to add Shared Drive Regulations and Private Road Regulations to serve Estate Lots.**

Public Hearing closed.

**B. Neher, Russell and Kristeen, applicant/owners, 383 West River Road. Application for Special Exception for Home Occupation**

Set for Public Hearing on July 23, 2009 at 7:00 pm.

**C. Town of Barkhamsted, applicant. Amendment to Zoning Regulations to create a new zone called the “Economic Development Zone”, or ED zone.**

Set for Public Hearing for August 27, 2009 at 7:00 pm.

**D. Town of Barkhamsted, applicant, R.R.D.D. # 1, owner. Zone Change Application to place the ED zone on Parcel “D”, 31 New Hartford Road, and amend Zoning Map.**

Set for Public Hearing for August 27, 2009, at 7:00 pm.

**Approval of minutes:**

Hart made a motion to approve the minutes of May 14, 2009, seconded by Neumann-Lynes and unanimously approved.

**Correspondence:** None

**Any other business legal and proper to come before said meeting:**

Staff confirmed that all the commission members had received Tom McGowan’s proposed Cluster Housing regulations for their review.

**Public Comment:** None

Hart made a motion to adjourn at 9:55 pm, seconded by Polderman and unanimously passed.

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