

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

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Sharon Neumann-Lynes, John Polderman and Tim Grohowski, Alternate. Also present was Debra Brydon, ZEO and First Selectman Donald S. Stein.

Grohowski was seated for Greg Gordon.

NEW APPLICATIONS:

A. Borghesi Building Co., LLC., applicant/The Lavieri Group, LLC., owner, 390 New Hartford Road. Site Plan approval for Northwest Regional Health Center.

Applicant, Alan Borghesi presented the new site plans for the Northwest Regional Health Center. The commission reviewed the notes from Town Planner, Martin Connor, as well as the comments from the Town Engineer, Rob Hiltbrand. The minutes from the Winsted Water and Sewer Board for March 15, 2011, approving the septic connection and August 9, 2011, approving the water connection were presented, as well as Landscaping quotes, E & S quotes for the bonds and a preliminary review by the DOT. The commission was not sure if Martin Connor had approved the photometric Lighting Plan. The easements to the Town of Barkhamsted were also discussed.

PENDING APPLICATIONS:

A. Borghesi Building Co., LLC., applicant/The Lavieri Group, LLC., owner, 390 New Hartford Road. Site Plan approval for Northwest Regional Health Center.

Chairman Lavieri recused herself from the vote.

Hart made a motion to approve the site plan as presented, "Site Plan Project NORTHWEST REGIONAL HEALTH CENTER 390 New Hartford Road (US Route 44) Barkhamsted, CT prepared by Borghesi Building & Engineerings Co., Inc., Scale 1"=40', DATE 12-09-09, REVISIONS, 01-11-10; 01-19-10; 12-20-10; 01-05-11; 04-04-11; 07-05-11; 07-06-11; 08-05-11; 08-22-12; 11-20-12; 01-04-13; 01-15-13; 01-24-13", contingent upon the following:

1. Verification that photometric Lighting Plan meets the Town Regulations;
2. Department of Transportation encroachment permit is received;
3. State permit for helicopter landing pad is received;
4. Easement to Town of Barkhamsted for drainage ditch on East side of property is received; and

5. Assignment to the Town of Barkhamsted of the Easement through Mr. Michael C. Toomey's property is received, and provide a thirty (30') foot easement on the subject property to the Town of Barkhamsted allowing the capability of the sewer and water extension from Old New Hartford Road to New Hartford Road (Route 44).

Seconded by Polderman and unanimously approved.

DISCUSS PROPOSED AMENDMENTS TO SIGN REGULATIONS.

The proposed amendment to the sign regulations was reviewed and discussed. It was unanimously decided to remove the portable signs from the proposal. The Special Regulations for larger signs will continue to be discussed at the next meeting.

APPROVAL OF MINUTES:

Grohowski made a motion to approve the minutes for October 25, 2012, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

PUBLIC COMMENT: None

Hart made a motion to adjourn at 9:20pm, seconded by Polderman and unanimously approved.

Approved _____ Date _____
James Hart-secretary