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Posted 10/07/08

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, SEPTEMBER 11, 2008**

**1. CALL TO ORDER**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, John Polderman, Janet Bailey and Sharon Neumann-Lynes, and Alternates, Storm Connors and Todd Beland.

**2. NEW APPLICATIONS:** None

**3. PUBLIC HEARINGS:** None

**4. PENDING APPLICATIONS:**

**A. Andrew W. Mason Associates, Inc., applicant/owner, Lot No. 6 Hampton Woods, Gavitt Road. Resubdivision to 8 lots.**

Joe Green from Bob Green & Associates advised the commission that the drainage delineation maps would be delivered to the Town Engineer, Edward Sweeney next week

and they would touch base with the Town Planner, Martin Connors as to whether or not he would like a copy of those maps. The commission felt they would wait and schedule a public hearing at the October 9, 2008 meeting.

**5. DISCUSSION OF TOP FIVE AGENDA ITEMS:**

The commission further discussed their review of the Site Plan amendment and the removal of the “Architectural Review Committee”.

The corrected Zoning Regulations and the proposed Private Road regulations will be discussed at the next workshop. Staff will invite Selectman Donald S. Stein to attend this meeting.

**6. APPROVAL OF MINUTES:**

Neumann-Lynes made a motion to approve the minutes of August 14, 2008, seconded by Hart and unanimously approved. Bailey abstained.

**7. CORRESPONDENCE:** Reviewed; no action taken.

**8. ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID**

**MEETING:**

Staff discussed the road bond on Hill Farm Way with the commission and when the road will be finished to Town specifications.

## **9. PUBLIC COMMENT:**

The gate on Fuller Road was questioned.

Hart made a motion to adjourn at 8:10 pm, seconded by Polderman and unanimously approved.

**Respectfully submitted**

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**James Hart - Secretary**

TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, SEPTEMBER 25, 2008

### **1. CALL TO ORDER**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, John Polderman, Janet Bailey and Sharon Neumann-Lynes, and alternate, Storm Connors and Todd Beland (7:10pm). Selectman Donald S. Stein was also present.

### **2. DISCUSSION WITH SELECTMAN, DONALD S. STEIN, REGARDING “PRIVATE ROADS”.**

The commission gave the history and spoke about their philosophy on Private Roads, Common Driveways and Shared Driveways.

Don Stein went through his presentation (See attached) and pointed out some of the

criteria he would like amended on the proposals. Some of these items would be limiting the length of the Shared Driveway and/or Private Road, maintaining a grade of 10%, or less, maintaining a 200' frontage on the Private Road, at least from where the house is built and possibly increasing the acreage to 5 acres, with an average of 7 acres for Private Roads. Mr. Stein also did not feel there was a need for the Common Driveway Regulation and felt this could possibly be accomplished with the Private Road by limiting the number of lots to 3 to 6. Mr. Stein was going to invite Don Petricone to the next workshop meeting and also would put in writing specifically what he felt was lacking in the present proposals.

### 3. PRESENTATION BY TOM MCGOWAN REGARDING 'CLUSTER HOUSING'

Mr. McGowan passed out his proposal for Cluster Housing (see Attached), which was discussed. Commission members asked if the Common Interest Ownership Act would be in place? How do you monitor income levels if this is supposed to be affordable? Can you put an addition on a cluster home? One way to maintain the income level is to not allow any addition to a cluster home, and as the family grows, then they move to a larger house, making room for the next young family. The commission will continue to discuss the formation of these regulations.

### 4. REVIEW OF UPDATED ZONING REGULATIONS:

Debbie Brydon from the Building and Zoning Department presented the commission members with the finished zoning regulations, with page numbers, one set of definitions and all the amendments included.

### 5. APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes of August 21, 2008, seconded by Hart and unanimously approved.

### 6. CORRESPONDENCE: Reviewed; no action taken.

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

None

### 8. PUBLIC COMMENT:

Scott Johnstone questioned the commission on why they want Private Roads, Common Driveways and Shared Driveways. Khea Cook likes Tom McGowan's idea for a private, non-profit organization to administer and oversee Affordable Cluster Housing.

Hart made a motion to adjourn at 8:50 pm, seconded by Polderman and unanimously

approved.

Respectfully submitted

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James Hart - Secretary