

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, DECEMBER 11 2014**

Chairman Christina Lavieri called the meeting to order at 7:00p.m. Members present were Jim Hart, Sharon Neumann-Lynes, Greg Gordon, and alternates, Tim Grohowski, Al Neumann and Tom Andersen. Tim Grohowski was seated for John Polderman. Also present was Selectman, Donald S. Stein, Town Planner, Martin Connor and Todd Parsons from Lenard Engineering and Zoning Enforcement Officer, Debbie Brydon.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

SET MEETING DATES:

Hart made a motion to set the meeting dates for the second and fourth Thursday of the month, except for the 2nd workshop meeting in November and December for 2015, seconded by Gordon and unanimously approved.

**DISCUSSION REGARDING PROPOSED INCENTIVE HOUSING
REGULATION WITH MARTIN CONNOR AND TODD PARSONS:**

Selectman Stein opened the discussion by giving some background on the State grant from HomeConnecticut. As well as the guide lines for income levels for the Incentive Housing Zone (IHZ), and how the three properties were picked along Route 44 as the best case scenario to bring sewers in from Winsted, as the Town already has an Interlocal Agreement in place for future sewer and water.

Next Martin Connor spoke on the need for work force housing and mixed use zones for housing and businesses. He explained CGS 8.30g. The statistics show that the Town has less than 10% affordable housing at this time. He also explained that the proposed IHZ zone would be an overlay zone and the existing zones would stay the same.

Todd Parson then spoke on the criteria used to test the 94 properties that were reviewed. Some of the criteria included the topography, proximity to mass transit, wetlands, farmland and the Natural Diversity Base. Chairman Lavieri asked if Dr. Klemons study on vernal pools was looked at. Mr. Parsons stated that it was not, but they would take a look. Jim Hart also felt that a developer should be included in the mix to see if development of any of these properties was even feasible, or even to discuss the process that the developer must go through. Debbie Brydon suggested a few local developers that could potentially come to a future workshop meeting to talk to the commission,

Martin Connor then went through the entire proposed amendments to the regulations for the overlay district for Incentive Housing. The commission members asked many questions and gave many suggestions. The commission will continue discussions on this proposal at the next meeting.

APPROVAL OF MINUTES:

Neumann-Lynes made a motion to approve the minutes of November 13, 2014, as presented, seconded by Hart and unanimously approved.

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING: None

CORRESPONDENCE: None

PUBLIC COMMENT: None

The commission thanked Tim Grohowski for his years of service as an alternate to the Planning and Zoning Commission.

Neumann-Lynes made a motion to adjourn the meeting at 9:00 pm, seconded by Hart and unanimously approved.

James Hart
Secretary