

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, SEPTEMBER 25, 2025
BARKHAMSTED TOWN HALL**

Jim Hart called the meeting to order at 7:00 p.m. Members present were Frank Kaczynski, Christina Lavieri, Tom Andersen and alternate Rejean Labrie. Also present was Zoning Enforcement Officer, Debbie Brydon. Labrie was seated for John Polderman.

PUBLIC COMMENT: NONE

NEW APPLICATIONS: NONE

APPROVAL OF MINUTES:

Andersen made a motion to approve the minutes of August 14, 2025, as presented, seconded by Kaczynski and unanimously approved. Lavieri abstained.

PUBLIC HEARING:

**A. JONATHAN AUST, APPLICANT, MOUNTBROOK, LLC., OWNER
APPLICATION FOR ZONE CHANGE FROM RA-2 TO I-1 AT 294
NEW HARTFORD RD**

Mr. Aust was present and showed the commission the map of the property. The property is approximately 5.094 acres and has frontage on Route 44 and Old New Hartford Rd. Mr. Aust would like to change the zone to I-1 so he can someday build a commercial building to house his plumbing business and possibly another business and have a small yoga studio for his wife. Mr. Hart asked him if he had considered subdividing to maintain the residential lot fronting Old New Hartford Rd. Mr. Aust explained that due to the topography and the wetlands in that area and he had no plans for ever developing another lot.

Scott Hoskins, an abutting property owner, was present and questioned why he was told he could not change his zone on property at 17 Old New Hartford Rd. This property has a residence, that he rents. He was told by Martin Connor, Town Planner that this would be considered spot zoning. The commission asked him to call the office if he wanted to discuss this at a future Planning and Zoning meeting.

Andersen made a motion to add "Action On" to the agenda for the above application, seconded by LaBrie and unanimously approved.

ACTION ON APPLICATION:

Andersen made a motion to approve the zone change from RA-2 to I-1 for the above property, as per oral and written testimony, seconded by Lavieri and unanimously approved.

CORRESPONDENCE: None

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

Chairman Hart asked the commission members to be prepared to discuss additional ideas to promote Affordable Housing at the next meeting.

Staff will make new copies of the zoning regulations for the next meeting.

Meeting was adjourned at 8:15 pm.

James Hart
Secretary