

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, OCTOBER 9, 2025
BARKHAMSTED TOWN HALL**

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

PUBLIC COMMENT: None

NEW APPLICATIONS: None

PUBLIC HEARINGS: NONE

PENDING APPLICATIONS: NONE

DISCUSS POSSIBLE ZONING CHANGES REGARDING HOUSING:

Chairman Hart started the conversation with a few thoughts and ideas:

1. Reduce 2 acre minimum to 1 acre with a reduction of square footage for the new home;
2. Modifying the rear lot regulations to be less acreage and include the driveway;
3. Reduce the setbacks in residential zones;
4. Allow an additional home on one lot with additional acreage;
5. Review Cluster regulations and simplify;
6. Allow shared driveways with three homes;
7. Affordable Housing overlay district;
8. Reviewing RC/PVC regulations for multi-family homes and duplexes with shared wells and septic.

A discussion with Farmington Valley Health Department regarding their rules on septic systems is needed to continue. Staff will get some answers from FVHD for next meeting. Zoning regulations from other Towns should also be reviewed and compared.

APPROVAL OF MINUTES: Andersen made a motion to approve the minutes from September 25, 2025, seconded by Pulford and unanimously approved.

CORRESPONDENCE: None

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

REPORT FROM ZEO: None

Meeting was adjourned at 8:45 pm.

John Polderman
Secretary