

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, JANUARY 8, 2026
BARKHAMSTED TOWN HALL**

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

PUBLIC COMMENT: None

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

APPROVAL OF MINUTES: Andersen made a motion to approve the minutes of October 9, 2025, seconded by Polderman and unanimously approved.

ELECTION OF OFFICERS:

Polderman made a motion to elect James Hart as the Chairman, seconded by Lavieri, and unanimously approved.

Lavieri made a motion to elect John Polderman as the Secretary, seconded by Labrie, and unanimously approved.

SET MEETING DATES:

Polderman made a motion to approve the Meeting Dates for 2026, as presented, seconded by Labrie and unanimously approved.

DISCUSS PLAN OF CONSERVATION AND DEVELOPMENT TEN YEAR UPDATE:

Hart felt that we should break the new Plan of Conservation and Development for 2027 into two public hearings and work with Rista Malanca from NWCOCG to review and update the present Plan. The Planning and Zoning Commission should include the costs for printing and review by counsel of the proposed 2027 POCD in their next budget. Staff also reminded the Commission that the 5 year Housing Plan will also have to be updated as well.

CONTINUE DISCUSSING HOUSING REGULATIONS:

The commission went over the eight suggestions for possible amendments to the Zoning Regulations to promote Housing.

1. Reduce 2 acre minimum to 1 acre: This suggestion was put on hold as it did not have much support;
2. Modifying the rear lot regulations to less acreage: The commission agreed to propose an amendment to reduce the rear lot to a 2 acres, not including the driveway;
3. Reduce the setbacks in RA-2 zone: This suggestion also did not have any support from the commission.
4. Allow an additional home on one lot with additional acreage: This suggestion also had no support.
5. Review Cluster Regulations: This will be reviewed when the commission works on the 2027 POCD.
6. Allow shared driveways with three homes: This suggestion was also put on hold.
7. Affordable Housing Overlay district: This suggestion will be reviewed when the Housing Plan is updated.
8. Reviewing RC/PVC zones for multi-family homes and duplexes with shared wells and septic. This is allowed now.

REPORT FROM ZEO: Staff asked the commission's opinion on an addition to a barn that was approved in the RA-2 zone without a residence as the property owner got a Special Exception. The commission agreed with staff that an addition would be fine.

Chairman Hart raised an issue for the next meeting regarding the Town looking for property in the future for a new Town Hall/Fire Department complex. Hart proposed discussing this at the next meeting and drafting a letter to the Board of Selectman and Board of Finance about forming a committee and also starting a Capital Projects account for the purchase of property and construction of the new buildings.

The commission will discuss this matter at the next meeting in February. There will be no workshop meeting.

The meeting was adjourned at 8:50 pm.

James Hart
Secretary