

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, FEBRUARY 12, 2026
BARKHAMSTED TOWN HALL**

Chairman James Hart called the meeting to order at 7:00 p.m. Members present were Christina Lavieri, Tom Andersen, Frank Kacynski, and alternates Rejean Labrie and Robert Pulford. Robert Pulford was seated for John Polderman. Also present was Zoning Enforcement Officer, Debbie Brydon. Also present were members of Pleasant Valley Properties, LLC. and their Attorney Joseph Croughwell

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

APPROVAL OF MINUTES: Andersen made a motion to approve the minutes of January 8, 2026, seconded by Pulford and unanimously approved.

DISCUSS FIRST SELECTMAN’S REQUEST TO SELL A PIECE OF PROPERTY AT THE END OF THE CUL-DE-SAC ON ALEXANDRIA DR.

Staff read into the record the First Selectman’s request to sell a piece of property at the end of the cul-de-sac on Alexandria Dr. to one of the abutters, Dave Curtis. Mr. Curtis has purchased a large piece of property in Winsted that is located at the end of this connector piece. This piece was left for future road purposes when Alexandria Dr. was subdivided. The Commission agreed that they had no objection to selling the property, if the other abutters Michael and Vicki Preato gave a letter stating they had no interest in the property. Andersen made a motion to notify the First Selectman that the Planning and Zoning Commission had no objection to selling this property, if the letter was obtained from the Preatos, seconded by Pulford and unanimously approved.

VOTE ON REAR LOT AMENDMENT TO SET PUBLIC HEARING:

The commission discussed sending the rear lot amendment to Public Hearing, as discussed in the January 8, 2026 meeting. Pulford made a motion to amend Article IV, 193.31 Rear lot special permit, Section B Minimum lot area The minimum lot area shall be Eighty Seven Thousand One Hundred and Twenty (87,120) square feet. The area of the accessway shall not be included in the calculation of the required minimum lot area, and set for Public Hearing for April 23, 2026 at 7:00 pm at the Barkhamsted Town Garage, seconded by Frank Kacynski and unanimously approved.

PUBLIC COMMENT:

Before the Commission started discussing the POCD, Chariman Hart asked the owners of the Pleasant Valley Properties, LLC. if they wanted to comment. Dave Dzenutis wanted to talk about the appeal of the PZC decision on 57 River Road. Hart explained that the commission would be going into Executive Session at this meeting and did not want to discuss this matter before the Executive Session.

DISCUSS THE PLAN OF CONSERVATION AND DEVELOPMENT:

Staff advised the commission that she had spoken to Rista Malanca at NWHCOG and asked her about helping with the POCD. Rista advised staff that there would be an hourly charge for their help and that we do not have to update the 5 year Housing Plan. Instead each Town must do a Regional Housing Growth Plan and shed suggested we incorporate this into the 2027 POCD with the help from NWHCOG. Staff also suggested that we ask the Capital Projects Committee to include \$10,000 in the next fiscal year Capital Projects as there will be printing costs and possible costs for outside help with updating the statistics. The Commission asked staff to find out what Rista's hourly rate would be and how many hours she thinks it would take to update.

CORRESPONDENCE: None

REPORT FROM ZEO: None

ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID MEETING: Discuss draft letter from James Hart

The Commission reviewed Chairman James Hart's letter to the Board of Selectman and cc to Board of Finance regarding forming a committee to investigate possible sites for a new Town Hall and setting aside small amounts each year in Capital Projects for future purchase of property or construction of a new Town Hall. Pulford made a motion to amend the letter to include the POCD costs and send to Board of Selectman, and Board of Finance, seconded by Lavieri and unanimously approved.

EXECUTIVE SESSION: REGARDING APPEAL DECISION ON 57 RIVER RD

The Board went into Executive Session at 7:42 pm and came out of Executive Session at 8:39 pm

The meeting was adjourned at 8:50 pm

James Hart
Secretary