

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, APRIL 23, 2026
BARKHAMSTED TOWN HALL**

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

NEW APPLICATIONS: NONE

PUBLIC HEARINGS:

A. BAHRE'S SEPTIC SERVICE, LLC., APPLICANT/OWNER, 51 NEW HARTFORD RD. APPLICATION FOR ZONE CHANGE FROM PVC/RC TO B-1

Applicant Ben Bahre was present. He did not speak about his application. Brandon Shilosky spoke in favor of the zone change. Many neighbors (Don Stedman, Tony Scaramuzza, Ann Atwood, Carmen and Mark Smith and Mark Swenson) spoke against the application and referred to the Plan of Conservation and Development as they abutted the property in RA-2 zones and the PVC/RC zone. The B-1 and I-3 zoned properties are across the street. The neighbors were worried about the location of septic trucks, possible smell, lighting, decreased property values and increased traffic. There were also letters from neighbors who could not attend against the zone change. The Public Hearing was closed at 7:20.

B. SHILOSKY, BRANDON, APPLICANT/OWNER, 23 FENN DR. APPLICATION FOR HOME OCCUPATION

The hearing was opened. Applicant was present. Staff advised the commission that he needed an extension as he failed to send the notices to the abutters and did not post the date on the sign. Applicant asked for the extension. The commission continued the hearing until May 14, 2026 at 7 pm at the Barkhamsted Community Room at the Town Garage.

C. TOWN OF BARKHAMSTED, AMENDMENT TO ARTICLE IV, 193-31 REAR LOTS

There were no questions from the public. This amendment will reduce the rear lot acreage requirement to 2 acres, excluding the accessway.

PENDING APPLICATIONS:

A. BAHRE'S SEPTIC SERVICE, LLC., APPLICANT/OWNER, 51 NEW HARTFORD RD. APPLICATION FOR ZONE CHANGE FROM PVC/RC TO B-1

Andersen made a motion to approve the zone change from PVC/RC to B-1, seconded by Pulford

After a brief discussion and a disruption from the public there was a unanimous vote against the motion. The zone change is denied.

B. SHILOSKY, BRANDON, APPLICANT/OWNER, 23 FENN DR. APPLICATION FOR HOME OCCUPATION

Public Hearing is continued till May 14, 2026 at 7:00 pm at the Town Community Room.

C. TOWN OF BARKHAMSTED, AMENDMENT TO ARTICLE IV, 193-31 REAR LOTS

Polderman made a motion to approve the amendment, seconded by Kaczyinski and unanimously approved.

DISCUSS POCD

Debbie Brydon advised the commission that NWHCOG, Rista Malanca could not do the POCD updates and would just be helping with the new Housing regulations that need to be incorporated into the plan and any updated statistics. Debbie met with Jim Hart and Robert Pulford and went through the whole plan and made some updates. Debbie will start working on this, this Summer for review by the whole commission.

APPROVAL OF MINUTES FROM MARCH 12, 2026:

Andersen made a motion to approve the minutes of March 12, 2026, seconded by Polderman and unanimously approved.

CORRESPONDENCE: None

REPORT FROM ZEO: None

PUBLIC COMMENT: None

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

Meeting was adjourned at 7:50 pm.

John Polderman
Secretary