

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, AUGUST 13, 2026
BARKHAMSTED TOWN COMMUNITY ROOM**

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

NEW APPLICATIONS:

- A. 245 NEW HARTFORD RD, LLC., APPLICATION FOR SPECIAL EXCEPTION FOR CONTRACTOR STORAGE YARD, INCLUDING OUTSIDE STORAGE**
- B. 245 NEW HARTFORD RD, LLC., APPLICATION FOR EARTH MATERIALS REMOVAL**

Sebastian Amenta, P.E. spoke on behalf of the applicant regarding both the above applications. Staff stated that the applications were complete and did not need FVHD approval. Andersen made a motion to accept both applications and set for Public Hearing for both applications on September 10, 2026 at 7 p.m. at the Barkhamsted Town Garage Community Room.

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

DISCUSSION OF POTENTIAL ZONING AMENDMENTS AND THE POCD FOR 2027.

Jim Hart read a letter into the record from Carmen Smith, Assessor regarding the Open Space designation statute requirements. This should also be addressed in the POCD. Hart felt we should set up a meeting with the Assessor this Fall. Hart further read a letter into the record dated June 15, 2026 from Tracy Midgley regarding increasing the setbacks between the PVC/RC zone and the RA-2 zones. Staff further brought up questions regarding accessory structures and farm stands. The Commission members will continue discussing these issues and asked staff to contact Mark Branse to speak to the Commission regarding the new housing laws and how the PZC should be amending the regulations to meet State Statutes.

Hart also stated that the updating of the Plan of Conservation and Development may take longer than they thought. It will not be ready by May to be accepted at the Town Meeting. Most likely two public hearings will be held on Sections of the Plan to discuss with the public and Town interest groups

APPROVAL OF MINUTES FROM May 28, 2026:

Andersen made a motion to approve the minutes of May 28, 2026, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken

REPORT FROM ZEO: None

PUBLIC COMMENT: None

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

Meeting was adjourned at 8:05 pm.

John Polderman
Secretary