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BARKHAMSTED TOWN CLERK

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, OCTOBER 21, 2026
BARKHAMSTED TOWN HALL**

Chairman, James Hart called the meeting to order at 7:10 p.m. Members present were Tom Andersen, John Polderman, Frank Kaczynski, and alternate Bob Pulford. Also present was Zoning Enforcement Officer, Debbie Brydon. Pulford was seated for Lavieri. The meeting was moved from the Barkhamsted Town Community Room at the garage to the Barkhamsted Town Hall due to an over booking of the room.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS:

**A. 245 NEW HARTFORD RD, LLC., APPLICATION FOR EARTH
MATERIALS REMOVAL**

Chairman Hart advised the commission on the difference between abstaining from a vote and recusing yourself from a vote. He then read the motion and the conditions to the commission with corrections made, ie. condition number 2 shall refer to the screening, sifting, washing, crushing or other activities incidental to processing will be permitted for a maximum of 60 days per year, as per Article IX, Section 193-64 C and number 7 take out "prior to" in the third line. Motion made by Andersen, seconded by Kaczynski to amend condition number 2 and number 7, unanimously approved. Chairman asked for a vote on the amended motion and conditions, the vote was unanimous in favor of the Special exception for Earth Materials Removal. The amended motion reads as follows:

Motion by Andersen to approve the Application for Earth Materials Removal, as per oral and written testimony and plans presented, with conditions, seconded by Kaczynski:

1. The hours of operation will be Monday through Friday from 7:00 am till 5:00 pm, with no operations during weekends and State holidays;
2. Staff will keep a calendar and Applicant will notify staff each time screening, sifting, washing, crushing or other activities incidental to processing are performed, as per Article IX, Section 193-64 C so applicant does not go over the maximum of 60 days per year;
3. Final approved plans shall have live signature and embossed seal of the Engineer of Record. These shall be submitted to the Town of Barkhamsted Land Use Administrator prior to any construction.
4. The Erosion and Sedimentation Control Measures Bond is set at \$54,062.40 per lot. The bond shall be a cash bond payable to the "Town of Barkhamsted". As

each phase is stabilized, the Applicant may request, in writing, a reduction of said bond. An inspection by the Consulting Town Engineer and/or the Land Use Administrator shall be required to verify the request to ensure that the phase has been restored permanently stabilized to 70% turf establishment, (see attached estimate).

5. A Pre-Construction Meeting is recommended with the Town staff prior to the start of construction to inspect E&S control measures and to discuss construction sequencing/phasing.
6. During the construction process, the Owner/Contractor shall add erosion and sedimentation control measures as deemed necessary by the Town of Barkhamsted staff and/or the Consulting Town Engineer.
7. A Third-Party Independent Consultant shall complete inspections of the erosion and sedimentation control measures after every rain storm event of 0.5 inches of rainfall or greater. The required repairs and/or maintenance of all erosion and sedimentation control measures shall be completed by the Applicant immediately after the completion of each inspection and until a permanent vegetated cover is established (70% turf establishment shall be required).
8. Inspection requirements, by the Consulting Town Engineer, shall be determined by the Commission.
9. Review and approval by the Farmington Valley Health District is required, prior to the transfer of land from N/F Nancy Galpin & Frank E. Galpin is completed, to ensure a 100% Code Complying Septic Area is available for the #279 New Hartford Road Property.
10. Prior to the issuance of the zoning permit, the following shall be met:
 - a. Posting of the erosion and sedimentation control bond as set by the Consulting Town Engineer.
11. An As-Built Site Improvement and Grading Plan in accordance with Town "Existing Conditions and As-Built Survey Requirements," shall include topography/locations of all altered areas within the limit of disturbance, to include but not limited to the drainage improvements. Said map shall be submitted to the Consulting Town Engineer and the Land Use Administrator for review/approval, after all the site work is completed, and prior to requesting the release of the E & S Bond. Said map shall be prepared by a State of Connecticut Registered Land Surveyor.
12. A final site inspection shall be completed by the Land Use Administrator and/or the Consulting Town Engineer prior to the release of the Erosion & Sedimentation Control Bond. Please note: This inspection shall only take place after receipt of the As-Built Site Improvement and Grading Plan, as required in item #11 above.
13. Any revisions to the approved plans, as required by other reviewing entities, whether private, local, state, and/or federal, shall be submitted to the Town of Barkhamsted for review/approval.
14. The grading as completed for final restoration, at the termination of the gravel pit operation, shall be no greater than 3:1 slopes as indicated in Article IX Section 193-65,

15. The Applicant shall apply for State of Connecticut DEEP General Permit for the Discharge of Stormwater from Construction Activities. It is required for all sites with a total soil disturbance area of five or more acres. Please provide a copy of your approved permit to the Land Use Administrator. DEEP requirements indicate that this permit shall be filed at least sixty (60) days prior to the commencement of any construction activity.
16. All berms should be completed and stabilized.

Andersen then made a motion to waive the condition found in Article IX, Section 193-64 E(4) regarding the limit of excavation within 100 feet of a property line and 200 feet from any street line, as per applicants request and as per oral and written testimony and plans presented at the Public Hearing, seconded by Kaczynski and unanimously approved.

APPROVAL OF MINUTES FROM October 8, 2026:

Pulford made a motion to approve the minutes of October 8, 2026, seconded by Kaczynski and unanimously approved.

CORRESPONDENCE: None

REPORT FROM ZEO:

Staff reported that she has sent the invitations out for the November 12th meeting to all the Commissions and Boards to start discussing the POCD. She will also have the amendment to review regarding the living space calculations for accessory structures. Staff will also try to schedule a workshop with Steve Byrne for after January, 2027, most likely in the late afternoon until evening. The class is four hours long.

PUBLIC COMMENT:

Ryan Dyer was present and is still waiting for the rest of the answers from his FOI request regarding ADU's. Staff will take care of that next week.

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

Meeting was adjourned at 8:30 pm.

John Polderman
Secretary