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TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, NOVEMBER 12, 2026
BARKHAMSTED SENIOR CENTER

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

PUBLIC COMMENT: None

NEW APPLICATIONS: None

DISCUSSION WITH INVITED GUESTS REGARDING THE 2027-2037 PLAN OF CONSERVATION AND DEVELOPMENT:

Guests present were Bill LeGeyt (ZBA), Rich Winn (Board of Finance), Don Stein (Economic Development Commission), Linda Ganem (IWC), Amanda North and Linda Gosselin (Economic Development Commission) and Meaghan Cook (Board of Selectman). Acting Chairman Lavieri explained that the Plan of Conservation and Development is done every ten years and the last one was approved by the PZC in October of 2017. This document is the guideline for the Zoning Regulations and establishes the Town's strategies for addressing economic, social, health, housing, environmental and natural resource preservation.

Meaghan Cook spoke regarding the aging Town Hall and asked the commission to include as future planning the need for a new Town Hall. She stated that a committee is being formed to look into addressing the structural problems of the old Town Hall and searching for property for a new Town Hall. Don Stein asked that the plan keep Riverton and its businesses whole, as the Riverton village acts like the Town center. Amanda North stated there is a need for a bakery/coffee shop and EFC will keep working on that.

The PZC will hold two public hearings in the Winter of 2027 and break the Plan into two sections for further discussion. This will give everyone time to spread the word and continue thinking about the new Plan.

PUBLIC HEARINGS:

A. BOTTINO, NICK, APPLICANT/OWNER, 47 W. WEST HILL RD. APPLICATION FOR FARM BUILDINGS WITHOUT A RESIDENCE

Chairman Lavieri opened the public hearing at 7:30 pm. Nick Bottino, applicant was present. He advised the commission that he had an 8 x 17 chicken coop on his property with no residence. He also has 2 forty foot long containers on the property for hay storage for the goats. He is requesting a Special Exception to have this farm on the property without a residence. In the future he will be building a home. The Public hearing was closed at 7:45 pm.

PENDING APPLICATIONS:

A. BOTTINO, NICK, APPLICANT/OWNER, 47 W. WEST HILL RD. APPLICATION FOR FARM BUILDINGS WITHOUT A RESIDENCE

Pulford made a motion to approve the Special Exception, as per oral and written testimony, seconded by Kaczinski and unanimously approved.

APPROVAL OF MINUTES:

Andersen made a motion to approve the minutes of October 22, 2026, as presented, seconded by Pulford and unanimously approved.

CORRESPONDENCE: None

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

REPORT FROM ZEO:

Debbie Brydon advised the commission that after looking at some Property cards in the Assessor's office, it was determined that it was too difficult to identify the difference between "Living space" and "living area". She decided that a good solution would be to get a letter from the Assessor confirming the actual living space, which would include below grade living space as long as it was three-quarters finished. This would allow additional square footage for accessory buildings. The letter would then be attached to the property card and put in the file.

Meeting was adjourned at 8:15 pm.

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James Hart
Secretary