

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, OCTOBER 27, 2022  
BARKHAMSTED TOWN HALL**

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

**NEW APPLICATIONS: NONE**

**PUBLIC HEARINGS:**

**A. BARKHAMSTED HOUSING TRUST, INC., APPLICANT/OWNER, 104  
OLD NEW HARTFORD ROAD. SITE PLAN APPLICATION**

Hermann Cortez Barrios from Lifecare Design gave an overall summary of the site plan for 104 Old New Hartford Road for the development of 20 apartment units. After the feedback that was received at the public informational meeting on October 25, 2022, Lifecare Designs added the buffering around the lower parking lot and added additional parking at the top of the cul de sac. He showed the 20 unites with 4 one bedroom at 750 square feet; 4 two bedroom at a little over 1400 square feet and 12 two bedroom at 1024 square feet. The road into the apartments will not be a Town road.

Hart questioned the potential for future development. Don Stein advised the commission that the septic was sized for no more than 30 units.

Christopher Krupa the owner of the farm next door questioned the drainage. Staff showed him the maps presented to the Inland Wetlands Commission at their meeting in October.

The public hearing was closed at 7:47 pm.

**B. COUNTRY BOYZ, LLC., APPLICANT/OWNER, CORNER OF EAST  
WEST HILL ROAD AND NEW HARTFORD ROAD. APPLICATION  
FOR 4 LOT SUBDIVISION**

Joe Green, the engineer for the applicant was present and advised the commission that Inland Wetlands gave a positive report and determined it was not a regulated activity as they stayed out of the regulated area. They have approval for the three lots and one lot on Route 44 from FVHD. The lots meet the zoning requirements. The lot on route 44 will be used for a business.

The public hearing was closed at 7:58 pm.

**PENDING APPLICATIONS:**

**A. BARKHAMSTED HOUSING TRUST, INC., APPLICANT/OWNER,  
104 OLD NEW HARTFORD ROAD. SITE PLAN APPLICATION**

Andersen made a motion to approve the Site Plan for the 20 affordable apartments, as per oral and written testimony, seconded by Kaczynski and unanimously approved.

**B. COUNTRY BOYZ, LLC., APPLICANT/OWNER, CORNER OF EAST  
WEST HILL ROAD AND NEW HARTFORD ROAD. APPLICATION  
FOR 4 LOT SUBDIVISION**

Kaczynski made a motion to approve the 4 lot subdivision, as per oral and written testimony, seconded by Pulford and unanimously approved.

**C. ACT ON PRIVATE RECREATIONAL CAMPSITE AMENDMENT**

Tabled until next workshop meeting.

**CORRESPONDENCE:** None

**ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID  
MEETING:**

Hart asked Selectman Stein to write a letter to CCM or the State asking them to push out the educational training for PZC members for another two years, or possibly count length of service towards training. Selectman Stein said he would be at a CCM conference next week and would bring this up.

**PUBLIC COMMENT:** None

Meeting was adjourned at 8:15 pm.

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James Hart  
Secretary