

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, DECEMBER 8, 2022
BARKHAMSTED TOWN HALL**

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

NEW APPLICATIONS:

A. OLD NORTH FARM, LLC., APPLICANT/OWNER, 123 OLD NORTH ROAD. APPLICATION FOR SPECIAL EXCEPTION FOR HOME OCCUPATION

Sylvie Binette was present. She is a member of Old North Farm LLC, the owner of 123 Old North Road. She presented her application for a Special exception for a private school.

Hart made a motion to accept the application and set it for Public Hearing on January 12, 2023 at 7:00 pm at the Town Garage, seconded by Andersen and unanimously approved.

PUBLIC HEARINGS:

A. COUNTRY BOYZ, LLC., APPLICANT/OWNER, 245 NEW HARTFORD ROAD. APPLICATION FOR ZONE CHANGE FROM RA-2 TO I-2

The Public Hearing opened at 7:10. Joe Green was present representing the applicant. He presented the subdivision map that was approved last month and described the property on Route 44 that is 17.9 acres. The applicant would like to see the zone changed from RA-2 to I-2 for a contractor shop and storage. The public hearing closed at 7:27 pm.

PENDING APPLICATIONS:

A. COUNTRY BOYZ, LLC., APPLICANT/OWNER, 245 NEW HARTFORD ROAD. APPLICATION FOR ZONE CHANGE FROM RA-2 TO I-2

Andersen made a motion to approve the application to change the zone at 245 New Hartford Road from RA-2 to I-2, based on oral and written testimony, seconded by Kaczinski, and unanimously approved. Lavieri abstained.

B. DISCUSSION AND VOTE ON PROPOSED AMENDMENT FOR PRIVATE RECREATIONAL CAMPSITES

The commission discussed the proposed amendment for private recreational campsites. Hart made a motion to approve the amendment for private recreational campsites based on oral and written testimony with a change from the minimum lot size from 25 acres to 10 acres, seconded by Andersen and unanimously approved.

APPROVAL OF MINUTES: Hart made a motion to approve the minutes from November 10, 2022 as presented, seconded by Kaczinski and unanimously approved.

CORRESPONDENCE: None

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

Zoning Officer, Debra Brydon explained the new Public Act No. 21-29 regarding ADU's (Accessory Dwelling Units). She asked the commission to opt out of these regulations and consider at the next workshop working on some amendments to the zoning regulations to make it easier to have accessory apartments.

Hart made a motion to affirmatively opt out of Public Act 21-29, specifically regarding Accessory Dwelling Units (ADUs) for the reason that the commission will be working on crafting amendments to the zoning regulations to encourage more housing choices in Barkhamsted, seconded by Polderman and unanimously approved

Staff will add a discussion regarding ADU's for the January workshop.

REPORT FROM ZEO:

Debra Brydon also asked that the commission consider a discussion in January at the workshop regarding Home Occupations and the number of employees. Staff is also monitoring 4 recreational campers parked on a lot on Goose Green in the RA-2 zone not owned by the property owner.

ELECTION OF OFFICERS AND SET MEETING DATES:

Hart made a motion to appoint Christina Lavieri as the Chairman, seconded by Polderman. Hart made a motion that the nominations be closed, seconded by Polderman, all in favor. The vote was unanimous to appoint Christina Lavieri as the Chairman.

Lavieri made a motion to appoint James Hart as the Secretary, seconded by Polderman. Polderman made a motion to close the nominations, seconded by Lavieri, all in favor. The vote was unanimous to elect James Hart as the Secretary.

Hart made a motion to approve the Meeting Dates for 2023 as presented, seconded by Kaczinski and unanimously approved.

PUBLIC COMMENT: None
Meeting was adjourned at 8:15 pm.

James Hart
Secretary