

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, JANUARY 12, 2023
BARKHAMSTED TOWN GARAGE
COMMUNITY ROOM**

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.

NEW APPLICATIONS:

**A. GM INDUSTRIES, INC, APPLICANT, JUAN AND MANDY JARAMILLO,
OWNERS, 29 FULLER ROAD. APPLICATION FOR INSTALLATION
OF DUAL AXIS MONOPOLE SOLAR TRACKER**

Juan Jaramillo, owner of the property was present and asked the commission to accept his application and set for Public Hearing. Hart made a motion to accept the application and set for Public Hearing for February 9, 2023 at 7:00 pm at the Barkhamsted Town Hall, seconded by Andersen and unanimously approved.

PUBLIC HEARINGS:

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

Applicant, Sylvie Binette from Old North Farm, LLC. Presented her application for a Special Exception for a Private School at 123 Old North Road. There were well over 50 people in attendance. Many people spoke against the application due to environmental concerns, traffic due to a possible tourist attraction, the right to carry firearms within 1000 feet of the school, noise, strain on the Towns resources, and the ATV vehicles being driven presently on the property. Shannon Chatfield questioned why the applicants did not come to the zoning office in the Town of Barkhamsted before they bought the property to see if a private school might be allowed. Many people questioned the future growth of the school. Debbie Ives questioned whether there were bathrooms and sinks for the children.

This application at the present time does not have approval from FVHD or the State of Connecticut for the field trips for the day care children. This is in the process of being applied for. Joanne Berlinski questioned whether there would be a need for handicapped accessibility.

Most members of the public liked the idea of teaching young children about farming and agriculture. The members of the public also asked the commission to be very careful and specific when crafting any regulations that might possibly allow this business in a residential neighborhood.

Hart made a motion to close the Public Hearing at 8:15, seconded by Tom Andersen and unanimously approved.

PENDING APPLICATIONS:

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

The commission will continue discussing this application at the next meeting on February 9, 2023.

APPROVAL OF MINUTES: Hart made a motion to approve the minutes from December 8, 2022 with corrections, seconded by Kaczinski and unanimously approved.

CORRESPONDENCE: None

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

REPORT FROM ZEO: None

PUBLIC COMMENT: None
Meeting was adjourned at 8:30 pm.

James Hart
Secretary