

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, SEPTEMBER 14, 2023
BARKHAMSTED TOWN HALL**

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

NEW APPLICATIONS: NONE

PUBLIC HEARINGS: NONE

PENDING APPLICATIONS: NONE

APPROVAL OF MINUTES: Andersen made a motion to approve the minutes from August 10, 2023, seconded by Polderman and unanimously approved.

CORRESPONDENCE: None

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

Informal discussion regarding potential business at 246 New Hartford Road;

Frank Loyot was presented and spoke about his plan to sell French Bulldogs from the old C. Lavieri agency on Route 44. They do not qualify as a kennel. There would be no out side dog cages and people would just come to the building to see the puppies and purchase. There would be no boarding of any dogs at the location. The parking would still stay the same with no changes to the building. This zone is an I-2 zone. The commission agreed it was a continuation of sales.

Informal discussion with Pleasant Valley Properties, LLC. regarding ideas for the drive-in movie theater:

Lee McMahon was present representing Pleasant Valley Properties, LLC., as well as Anna Smolen a member of Pleasant Valley Properties, LLC. Mr. McMahon presented some drawings showing changes that the owners would like to make at the drive-in. They would like to tear down the two buildings housing the concession stand and projection booth both totaling 1157 square feet and replace with a 2200 square foot building. They would also like to be open all year and sell beer and wine and possible car shows and flea markets every weekend.

The commission advised them that they are a pre-existing, legal non-conforming business in the PVC/RC zone and non-conformities cannot be enlarged, or expanded. Staff asked if the new concession stand could be built at 1157 square feet and Mr. McMahon said yes. The owners were also advised that they should send a letter to the zoning office expressing their wishes to continue the drive in as Section 193-69 E. states that any non-confrmy that has been discontinued for a period of one year cannot be resumed. The commission suggested they contact a Land Use Attorney to determine what the regulations allow and to also set a base line for the previous business and number of cars.

PUBLIC COMMENT: Members of the public wanted to confirm that no flea markets and car shows could be at the drive-in every weekend. The commission advised them that this is not allowed.

Meeting was adjourned at 8:30 pm.

James Hart
Secretary