

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, MAY 9, 2019**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Greg Gordon, Frank Kaczinski, Jr.(7:30 pm) and alternates, Rejean Labrie, Tom Andersen, and Robert Pulford. Also present was Zoning Enforcement Officer, Debbie Brydon. Labrie was seated for John Polderman. Also present was Martin Connor, Town Planner.

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

**DISCUSS POSSIBLE ZONING REGULATION CHANGES FOR
AGRICULTURAL DEFINITION AND ACCESSORY STRUCTURES AND REAR
LOTS AND TABLE OF USES:**

The commission with the guidance of Marty Connor agreed to the following proposed amendments to the zoning regulations:

1. Amend Section 193-27 Table of Uses by Zone – Residential RA-2 Zoning District, add Accessory buildings that exceed square footage of the principal structure as determined by using the total square footage of living space as shown on the Assessor’s Property Card by Special Exception (SE);
2. Amend Section 193-27 Table of Uses by Zone – RC/PVC Riverton Center/Pleasant Valley Special Design District Zone and PO Professional Office Zone, add Accessory buildings that exceed square footage of the principal structure as determined by using the total square footage of living space as shown on the Assessor’s Property Card by Special Exception (SE);
3. Amend Section 193-27 Table of Uses by Zone – RC/PVC Riverton Center/Pleasant Valley Special Design District Zone and PO Professional Office Zone, add Contractor Shop and Storage, including outside storage by Special Exception (SE);
4. Amend Section 193-28, Table of Area and Dimensional Requirements to change “See Article V for definitions of the following terms used in this table and table of uses: “building height”, “lot”, “lot frontage”, “floor area”, “front yard”, “front yard setback”, “Maximum lot coverage” and “barn”;
5. Amend Section 193-31 “Rear lot special exception permit” to read as follows:
“Section 193-31, Rear lot by Special permit

A “rear lot” is defined as a lot that does not meet the lot frontage requirements of these regulations. A rear lot may be permitted for single-family residential use in a residential

zone by special permit from the zoning enforcement officer or the planning and zoning commission, subject to the following standards and requirements:

A. Accessway. Each rear lot shall be served by an accessway suitable for the location of a driveway. The accessway shall intersect with an existing or proposed public street and shall be not less than twenty-five (25) feet in width at all points.

B. Minimum lot area. The minimum lot area shall be one hundred thirty thousand (130,000) square feet. The area of the accessway shall not be included in the calculation of the required minimum lot area.

C. Accessway ownership. The accessway shall be owned in fee simple by the owner of the rear lot.

D. Yard and frontage requirements. The rear lot shall meet all of the yard setback requirements of these regulations. However, the minimum lot frontage requirement shall be measured along the lot line of the rear lot which intersects the accessway and is most parallel to the Street line.

E. Driveway plan. The Commission may require a driveway construction and drainage plan where the driveway grade is in excess of ten percent (10%) or its length is in excess of two hundred (200) feet.

F. Accessway separation distance. No two (2) accessways to rear lots shall be closer to each other than the minimum lot frontage measured along the street line, except as permitted in subsection G below.

G. Accessway to two (2) rear lots. The accessways may be closer to each other than the minimum lot frontage requirement only if the two (2) lots have a common driveway entrance within all or part of the street right-of-way and at the intersection with the town street or state highway. The common driveway intersection shall be maintained by the owners of the rear lots. A common driveway maintenance requirement shall be stipulated in the deeds of both rear lots and presented as part of the application for a special use permit.”

6. Amend Section 193-33 Definitions to add this language at the end of the “Barn” definition, “a barn is limited in size to the square footage of the primary residence except that for lots of three acres to five acres, the maximum may be twice the square footage as the primary residence to a maximum of 2500 square feet. For lot sizes of over five acres, the maximum may be 3000 square feet. The Commission may by Special Exception (SE) approve larger barns or a barn without a primary residence.”

These amendments will be reviewed at the next regular meeting and voted on to send to a Public Hearing.

APPROVAL OF MINUTES: Hart made a motion to approve the minutes from April 11, 2019 as presented, seconded by Gordon and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

ZONING ENFORCEMENT OFFICERS REPORT: None
ANY OTHER BUSINESS LEGAL AND PROPER TO COME BEFORE SAID
MEETING: None

PUBLIC COMMENT: None

Meeting was adjourned at 9:05 pm.

James Hart
Secretary