

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF SPECIAL MEETING
THURSDAY, JANUARY 10, 2019**

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

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS: None

ELECTION OF OFFICERS:

Hart made a motion to nominate Christina Lavieri for Chairman, seconded by Gordon. Hart made a motion to close the nominations, seconded by Gordon and both motions were unanimously approved. Polderman made a motion to nominate Jim Hart as Secretary, seconded by Gordon. Gordon made a motion to close the nominations, seconded by Polderman. The vote on both motions was unanimously in favor of the nominations.

SET MEETING DATES:

Hart made a motion to approve the meeting dates as presented, seconded by Polderman and unanimously approved.

7. DISCUSSION OF ACTION AGENDA ITEMS REGARDING HOME OCCUPATIONS

Debbie Brydon, ZEO explained to the commission that she has been getting a number of phone calls regarding home occupations for outdoor sales, either by a stand or a food truck. She then read the latest action agenda items under Economic Development in the POCD and asked the commission to consider amending the regulations to be more specific for these types of requests. The commission agreed to have Debbie contact Martin Connor to craft some draft amendments and come to a workshop for a discussion regarding these proposed amendments. This amendment would include businesses either at a residence (owner occupied) or a leased business.

Debbie then discussed another business in the RC/PVC zone that needs to apply for a Special Exception at the Jones' property at 57 River Road. It was noted that "Contractor Shop and Storage" is allowed in this zone, but it does not differentiate between outdoor

or indoor storage. Staff will make a note to also include this for a potential amendment to the zoning regulations to make this correction.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of the meeting on November 8, 2018, as presented, seconded by Polderman, with one correction to make sure that staff confirms the name of the property owner that is using the Coderre property to graze their cows, and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

Hart made a motion to adjourn the meeting at 8:05pm, seconded by Polderman and unanimously approved.

PUBLIC COMMENT: None

James Hart
Secretary