

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, MARCH 8, 2018**

Acting Chairman Jim hart called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, and alternates, Tom Andersen and Rejean Labrie. Also present was Zoning Enforcement Officer, Debbie Brydon and Town Planner, Martin Connor. Tom Andersen was seated for Greg Gordon, and Rejean Labrie was seated for Christina Lavieri

**NEW APPLICATIONS: None**

**PUBLIC HEARINGS: None**

**PENDING APPLICATIONS: None**

**DISCUSSION WITH MARTIN CONNOR REGARDING HOUSING ACTION  
AGENDA ITEMS IN POCD:**

Marty Connor was present to discuss Action Agenda Item No. 7 in the Housing Section of the 2017 Plan of Conservation and Development. The No. 7 Action Agenda item reads as follows: “Consider zoning amendments to permit duplex housing in the RA2 zone, one acre building lots by Special Exception, small cluster developments, and “granny pods””

Mr. Connor questioned the commission on their thoughts on the definition of duplex that is already in the zoning regulations. The commission agreed to keep the same definition. This discussion lead to a discussion on the Special Exception for Accessory Apartments when there is a change in the footprint of the residence. As the goal for all of these amendments is to allow for more affordable and creative housing options in Town, the commission liked the idea of allowing Accessory Apartments without a Special Exception.

The commission further discussed one acre building lots by Special exception with a 30,000 square foot net buildable area with reduced setbacks and frontage. After discussing “granny pods”, the commission decided not to address an amendment on this topic at this time.

The last discussion revolved around the small cluster developments. Debbie Brydon gave the commission the acreage on all three apartment complexes in Town and the amount of units per complex. All three were 5 acres or more. The commission also discussed the front yard setbacks for a small cluster and agreed the setback should include the parking and there should be buffering and landscaping.

Mr. Connor will craft some amendments for discussion at the next regular meeting in April.

**APPROVAL OF MINUTES:** Neumann-Lynes made a motion to approve the minutes of January 11, 2018, as presented, seconded by Labrie and unanimously approved.

**CORRESPONDENCE:** Reviewed; no action taken.

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

**PUBLIC COMMENT:** None

Meeting was adjourned at 8:45 pm.

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James Hart  
Secretary