

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, OCTOBER 12, 2017**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Jim Hart, Sharon Neumann Lynes, Greg Gordon and alternate, Tom Andersen. Tom Andersen was seated for John Polderman.

NEW APPLICATIONS:

**A. LEVESQUE, JOHN, D/B/A JL BUILDING, APPLICANT, AMMARY,
WHITNEY, OWNER, 143 E. WEST HILL ROAD. APPLICATION
FOR ACCESSORY APARTMENT**

Mr. Levesque was present to answer questions. Staff confirmed that the application was complete. Hart made a motion to accept the application and set for Public Hearing for November 9, 2017 at 7:00 pm, seconded by Gordon and unanimously approved.

PUBLIC HEARINGS:

**A. APPROVAL OF 2017 PLAN OF CONSERVATION AND
DEVELOPMENT**

Public Hearing was opened at 7:05 pm. About twenty people attended the hearing regarding the approval of the 2017 Plan of Conservation and Development. Don Stein, First Selectman reported that the Board of Selectmen had approved the Plan of Conservation and Development with minor corrections that were given to the Planning and Zoning Board. Scott Johnstone, Chairman of the Conservation Commission read into the record the letter from the Conservation Commission regarding their recommendations. Staff read a letter into the record from Eileen Fielding from Farmington River Watershed Association. (both attached)

Paula Cutcomb spoke in favor of adding protection for the wildlife in Town and suggested adding the word "wildlife" on Page 10 in the first sentence under "Goals".

Deb Simon asked if the PZC would consider investigating an alternative trail that animals don't use and advised the commission that a buffer from wetlands should be 600 feet as animals breed within this area. Jon Simon spoke on the expansion of Route 44 and was against sewers and new development. John Noelke felt that growth of new businesses, like in Avon and Canton do not necessarily increase the tax base and all require more services.

Jim Hart feels very strongly that the POCD has not addressed the financial situation going on in the State of Connecticut.

Scott Johnstone stated we need to think "out of the box". Everyone seemed to be looking for innovative ideas to keep Barkhamsted a rural community and protect our natural assets.

Bianca Beland felt we were not a “wilderness” Town and suggested we maintain what we have and take care of the invasive species growing along our roads and the river. Roger Behrens stated the Town should not be missing any more opportunities to purchase property to protect it from development.

Ray Peck commended the PZC on a job well done and asked everyone to remember that there are people in Town who cannot afford big increases in taxes if we do not balance some commercial growth with residential.

Francine Beland, Assessor asked the PZC to amend the PA-490 language to clarify the purpose of PA-490.

The Commission extended the time for written comment until October 26, 2017 and will discuss any comments received at the workshop meeting.

PENDING APPLICATIONS:

B. LEVESQUE, JOHN, D/B/A JL BUILDING, APPLICANT, AMMARY, WHITNEY, OWNER, 143 E. WEST HILL ROAD. APPLICATION FOR ACCESSORY APARTMENT

Public hearing set for November 9, 2017 at 7:00 pm.

APPROVAL OF MINUTES:

Hart made a motion to approve the minutes of the meeting on September 14, 2017, as presented, seconded by Andersen and unanimously approved.

CORRESPONDENCE: None

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

Debbie Brydon, ZEO advised the commission of a seminar that she just attended regarding the new Public Act 17-155 concerning Temporary Health Care Structures. She will get the commission a copy of the new act for review and discussion at the next workshop meeting.

PUBLIC COMMENT: None

Hart made a motion to adjourn the meeting at 8:45pm, seconded by Andersen and unanimously approved.

James Hart

Secretary