

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF WORKSHOP MEETING
THURSDAY, JUNE 22, 2017**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, John Polderman, (7:15PM) and alternate, Tom Andersen. Andersen was seated for Hart. Also present was Zoning Enforcement Officer, Debbie Brydon. Also present was John McGurk from Heart and Hand Bed and Breakfast in Riverton.

Andersen made a motion to move "Public Comment" to the beginning of the meeting, seconded by Neumann-Lynes and unanimously approved.

PUBLIC COMMENT: John McGurk from Heart and Hand Bed and Breakfast in Riverton was present to speak on the two homes on "Air Bnb" advertising rooms for rent that do not have permits. Staff advised Mr. McGurk that the Fire Marshal has been notified and given a list of all the Country Inns, and Bed and Breakfast establishments and homes on "Air Bnb" to inspect for fire code and safety. Mr. McGurk feels the unregistered businesses are hurting his business and would like the PZC and staff make these homes get permits. The Planning and Zoning Commission assured him that they will be reviewing the regulations and either amending the present ones, or crafting new ones to address "Air Bnb".

NEW APPLICATIONS: None

PUBLIC HEARINGS: None

PENDING APPLICATIONS:

**A. MOTOMO, LLC., OWNER, O'NEILL, FRANK, APPLICANT, 111
RIVER ROAD. SITE PLAN MODIFICATION**

Applicant, Frank O'Neill was present with the site plan. The commission then walked over to the Pleasant Valley General Store and did a site visit to view the exact location of the new deck and hot dog cart. Mr. O'Neill does not have an A-2 survey of the property. The commission asked Mr. O'Neill to either get an A-2 survey and an "as-built", as he wants the new deck right on the twenty foot side yard setback line, or move the deck in to 22' from property line and get a survey for the side yard so the commission will know exactly where the boundary line is. Mr. O'Neill thanked the commission for their time and said he was rescinding his application.

The commission then returned to the Town Hall. at 7:45 pm. Polderman made motion to deny the site plan modification, as per oral and written testimony, without prejudice, and

waive the application fee within 180 days, if the applicant reapplies, seconded by Andersen, and unanimously approved.

DISCUSS POCD:

Staff read into the record, Martin Connor’s letter and opinion on “Open Space “ and the “fee in lieu of” in the POCD. The commission agreed to speak to Jocelyn Ayer from NWCOG to craft the proper language in the POCD. The commission also reviewed Jocelyn’s latest comments and suggestions and agreed with all of them. At the next workshop, the POCD draft will be finalized and they will review the comments made by the Economic Development Commission and Jennifer Kertanis from FVHD to make sure their comments are included in the POCD, The language that was suggested by Liz Lacey from FRCC will also be finalized and included. After the July 27th workshop meeting, the draft POCD will be officially sent to NWCOG and Martin Connor for review and the Public Hearing will be set for the workshop meeting in September. 2017.

APPROVAL OF MINUTES: Andersen made a motion to approve the minutes of May 25, 2017, as presented, seconded by Polderman and unanimously approved.

CORRESPONDENCE: Reviewed; no action taken.

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

Review updated zoning map: Tabled until next workshop meeting.

Meeting was adjourned at 8:35 pm.

James Hart, Secretary