

**TOWN OF BARKHAMSTED
PLANNING AND ZONING COMMISSION
MINUTES OF REGULAR MEETING
THURSDAY, JUNE 8, 2017**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were James Hart, Greg Gordon, John Polderman and alternate, Tom Andersen. Tom Andersen was seated for Sharon Neumann-Lynes. Guests present were Carole Hughes, Don Sirois and Mike Beauchene.

NEW APPLICATIONS:

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

The applicant, Frank O'Neill was present and passed out a site plan for the Pleasant Valley General Store showing the addition of a new deck and hot dog cart. The commission questioned the rear boundary line and asked the applicant to reduce the size of the deck or apply for a Special Exception. The applicant agreed to reduce the size of the deck to keep it 20 feet from the rear property line. The applicant will amend the site plan and return in two weeks for the June 22nd meeting at 7:00 pm.

PUBLIC HEARINGS:

**B. NELSON, BARBARA ANN AND H. THOMAS, TRUSTEES AND
NELSON, EMERICK P., APPLICANT/OWNERS, 2 BSULLAK ROAD.
TWO LOT SUBDIVISION**

The public hearing opened at 7:15. Raymond Nelson and Dave Summer from Messier and Associates were present for the applicants. They presented the maps with all the corrections requested by the Town Planner, Martin Connor. The Inland/Wetlands Commission gave a favorable report and the applicant has approval from the Farmington Valley Heath Department. This is a two lot subdivision with Lot 1-3 having a total of 5.0257 acres and the remaining parcel 1 has 47.1005 acres. Parcel 1 shows a feasible location for a home, septic and well only.

PENDING APPLICATIONS:

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

Continued until next meeting on June 22, 2017 at 7:00 pm.

**B. NELSON, BARBARA ANN AND H. THOMAS, TRUSTEES AND
NELSON, EMERICK P., APPLICANT/OWNERS, 2 BSULLAK ROAD.
TWO LOT SUBDIVISION**

Hart made a motion to approve the proposed two lot subdivision, based on oral and written testimony, seconded by Polderman and unanimously approved.

DISCUSS POCD:

Staff passed out the changes proposed by Jocelyn Ayer to review for the next workshop and reminded everyone to review the conclusion from the Farmington Valley Health Study.

Jim Hart went through the corrections he found from his review and asked to have the “fee in lieu of open space” removed from the POCD. This will be discussed as well, at the next workshop.

APPROVAL OF MINUTES:

Gordon made a motion to approve the minutes of the meeting on May 11, 2017, as presented, seconded by Andersen and unanimously approved.

CORRESPONDENCE: Two letters were read into the record from John and Gerry McGurk and Mark and Pauline Telford regarding Airbnb’s.

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

PUBLIC COMMENT: None

Gordon made a motion to adjourn the meeting at 8:50pm, seconded by Hart and unanimously approved.

James Hart
Secretary