

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF WORKSHOP MEETING  
THURSDAY, MAY 25, 2017**

Chairman Christina Lavieri called the meeting to order at 7:00 p.m. Members present were Sharon Neumann-Lynes, Greg Gordon, John Polderman, James Hart and alternates, Al Neumann and Tom Andersen. Also present was Zoning Enforcement Officer, Debbie Brydon and Jocelyn Ayer from NWCOG. Guests present were Francine Beland and Bianca Beland.

**NEW APPLICATIONS: None**

**PUBLIC HEARINGS:**

**A. RAYMOND, JAMES AND LISA, APPLICANTS, TEIXEIRA,  
CARLOS, OWNER, 23 W. WEST HILL ROAD. APPLICATION FOR  
SPECIAL EXCEPTION FOR CONTRACTOR SHOP AND STORAGE**

The public hearing was opened at 7:02 pm. Staff advised the commission that Mr. and Mrs. Raymond called to rescind the application, but failed to send the request in writing.

The public hearing was closed at 7:05

Hart amended the agenda to add “Pending Applications”, seconded by Gordon and unanimously approved.

**PENDING APPLICATIONS:**

**A. RAYMOND, JAMES AND LISA, APPLICANTS, TEIXEIRA,  
CARLOS, OWNER, 23 W. WEST HILL ROAD. APPLICATION FOR  
SPECIAL EXCEPTION FOR CONTRACTOR SHOP AND STORAGE**

Hart made a motion to deny the application for a Special Exception for Contractor Shop and Storage based on insufficient information pertaining to a legal opinion, seconded by Gordon and unanimously approved.

**DISCUSS REVISED POCD WITH JOCELYN AYER FROM NWCOG:**

Jocelyn Ayer from NWCOG graciously agreed to finalize the POCD and put it into a more cohesive format with each section starting with Goals, Partners, Policies and Actions. The commission asked that the Introduction page be in the back along with the Implementation page.

Tom Andersen asked the commission to include a strategy under the Housing section for “Air bnb’s”. The commission agreed to add a policy to “Develop strategies to address the potential impact of short term rentals”

Jocelyn advised the commission that per State Statute we need to have a “Future Land Use Map”. We can use our present Zoning Map.

The commission discussed the need to address the Open Space designation for the PA490 ordinance. After discussing the options with Francine Beland, Assessor, the commission agreed to continue this discussion at the next meeting.

Jocelyn was also going to add an action item regarding cell phone coverage under the Economic Development Section. She will also help staff add some more verbage in regarding FRCC under the Conservation Section.

Jocelyn also recommended some more policies regarding farmland and agriculture.

**APPROVAL OF MINUTES:** Neumann-Lynes made a motion to approve the minutes of April 27, 2017, as presented, seconded by Gordon and unanimously approved. Hart abstained.

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

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

The commission tabled the approval of the updated zoning map until after the continued discussion on the “Open Space Designation”.

**PUBLIC COMMENT:** Bianca Beland advised the commission that the Audubon Society has mapping for the Town that might help with determining the “Open Space Designation”.

Meeting was adjourned at 9:05 pm.

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James Hart, Secretary