

**TOWN OF BARKHAMSTED  
PLANNING AND ZONING COMMISSION  
MINUTES OF REGULAR MEETING  
THURSDAY, MAY 11, 2017**

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

**NEW APPLICATIONS:**

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

Hart made a motion to accept the application for a two lot subdivision as presented and set for Public Hearing for June 8, 2017, seconded by Gordon and unanimously approved.

**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**

Mr. and Mrs. Raymond were present and passed out pictures of the property and a map. The return receipts were also turned in for the noticing. Staff read into the record the the business plan for the landscaping business, which included the number of employees, buffering, hours of work, how many trucks and the storage of fertilizer. Attorney Rick Wallace, a neighbor, spoke about the lack of noticing to the neighbors, Frank and Margaret Finch. He further presented a Deed from 23 W. West Hill Road with restrictive covenants allowing the property to only be used for "normal residential purposes". He further spoke against the application and stated that he had visited the applicants present home on Maillet Lane in New Hartford which is covered with stacked wood and poorly cared for. Stanley Slater, another neighbor, also spoke against the application. He felt it was more than a 9-5 business and would most likely expand. Hart made a motion to continue the meeting until May 25, 2017 at 7:00 pm, seconded by Neumann-Lynes and unanimously approved. Staff will hand deliver the application and notice to the Finchs right after the meeting. Applicants will have to pay attorney's fees to Town Attorney for an opinion on the restrictive covenants.

**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**

Continued Public Hearing to May 25, 2017 at 7:00 at the Barkhamsted Town Hall.

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

Set for Public hearing for June 8, 2017 at 7:00 pm

**APPROVAL OF MINUTES:**

Andersen made a motion to approve the minutes of the meeting on April 13, 2017, as presented, seconded by Hart and unanimously approved.

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

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

A newspaper article from the Republican American, dated May 8, 2017 entitled “State losing young adults” was discussed.

Staff further advised the commission that she had been getting complaints on chickens in residential neighborhoods. She provided the commission with the NWCOG’s guide to Zoning Regulations for Livestock.

**PUBLIC COMMENT: None**

Gordon made a motion to adjourn the meeting at 8:10pm, seconded by Neumann-Lynes and unanimously approved.

---

James Hart  
Secretary