

**TOWN OF BARKHAMSTED
ZONING BOARD OF APPEALS
MINUTES OF REGULAR MEETING
BARKHAMSTED TOWN HALL
WEDNESDAY, MARCH 4, 2026**

Chairman William LeGeyt called the meeting to order at 7:00 p.m. Members present were Katie Cox, Dan Lamont and Bruce Weller. Also present was zoning enforcement officer, Debbie Brydon. Applicants present were Vin Pietrorazio, Lou Seiser and Mark Switzer, CEO of CT Rivers Council.

Public Hearing:

**VINCENT PIETRORAZIO, APPLICANT, CONNECTICUT RIVERS COUNCIL
– SCOUTING AMERICA, OWNER, 27 DILLON BEACH RD. APPLICATION
FOR VARIANCE TO ALLOW NO FRONTAGE ON A TOWN ROAD**

Vincent Pietrorazio spoke as the applicant and advised the Board that the camp would like to subdivide off 2 acres from the camp, which includes the 3000 square foot Ranger's home as a building lot. This lot would have no frontage on a Town Road as the access is from both New Hartford and Dillon Beach Rd, which is a private road. Due to a law suit against the boy scout camps for molestation, the camp now has to just use the access from New Hartford to go directly to the camp. The safety of the campers is of the utmost importance. Katie Cox asked where the hardship was. Financial reasons do not count as a hardship. The Board also questioned the safety of having a new owner so close to the mess hall. The applicants asked for the same rights as the other owners on Dillon Beach Road. It was explained that they were all pre-existing, legal non-conforming and lived on this road before zoning came into effect. Lamont made a motion to close the hearing at 7:43 pm, seconded by Weller and unanimously approved.

Pending Application:

**VINCENT PIETRORAZIO, APPLICANT, CONNECTICUT RIVERS COUNCIL
– SCOUTING AMERICA, OWNER, 27 DILLON BEACH RD. APPLICATION
FOR VARIANCE TO ALLOW NO FRONTAGE ON A TOWN ROAD**

Lamont made motion to deny the application, as per oral and written testimony, and the lack of any hardship that runs with the land, seconded by Weller.

After a brief discussion, the motion was unanimously approved. The Motion passed.

Approval of Minutes: Lamont made a motion to approve the minutes from December 3, 2025, seconded by Weller and unanimously approved.

Correspondence: None

Any other business legal and proper to come before said meeting: None

Meeting was adjourned at 8:00 pm.

Approved _____ Date _____
Bruce Weller -secretary