

**POMFRET ZONING ENFORCEMENT OFFICER
PLANNING & ZONING COMMISSION**

Application for Zoning Permit
(For building and/or uses listed in Section 4 and 4.2)

No. Z2020-051

Date: 10/14/20

To be completed by Applicant

Application is hereby made for a Zoning Permit for the use described herein and shown in the accompanying plans.

Applicant: David L Folsy Address: 160 Covert Rd Pomfret Center CT 06259
Phone Number: 860-617-1862

Property Owner/Trustee: David L Folsy Address: 160 Covert Rd Pomfret Center CT 06259
Phone Number: 860-617-1862

Engineer/Surveyor/Architect/Builder: The Barnyard Address: 9 Village St Ellington CT 06029
Phone Number: 1 800 628 2276

Location of Property: 160 Covert Rd Land Records Book: Volume 5 Page

Land Records Map: Map 23 Block E Lot 8

Lot Size in Sq. Ft. Total Building Floor Area in Sq. Ft. 1440

Existing Use of Land or Building Open Space PA 490 Zone residential

Proposed Use of Land or Building Barn 30' x 48'

(Applicants for permitted single-family/two-family dwellings and accessory buildings or expansions or additions of such buildings on residential lots shall complete the plot plan on the reverse side of this form. All other are required to submit a site plan per Section 5. The ZEO reserves the right to require additional information necessary to evaluate the application for a Zoning Permit)

Signature of Applicant/Agent: David L Folsy Date: 10/7/20
Signature of Owner/Trustee: David L Folsy Date: 10/7/20
(If different than applicant)

- Notes:
1. To be accepted by the Planning Department, the entire application must be filled completed, signed and submitted with the required fee(s) and map(s) prepared in accordance with the applicable regulations.
 2. The submittal of this application constitutes the property owner's permission of the Commission or its staff to enter the property for the purpose of inspection.
 3. A permit issued on the basis of this application certifies conformance with the Pomfret Zoning Regulations. Other permits may be required, such as those concerning driveways, wetlands, water and sewer facilities, fire protection, building code and health code. Obtaining the additional permits is the responsibility of the applicant.

To be filled in by the Zoning Enforcement Officer/Planning & Zoning Commission

Approved Disapproved Date Fee Paid \$

Reason for Disapproval:

Signature: Zoning Enforcement Officer/Planning & Zoning Chairman

Town of Pomfret
Inland Wetlands And Watercourses Commission

Advisory Site Review/Agent No-Fee Ruling Request Form

Date received: _____

Request No. _____

To be completed by property owner/or authorized representative

Location of activity: 160 Covell Rd. Map 23 Block E Lot 8
Owner's / Representative's Name: David Folsey Telephone: 860-617-1862
Address: 160 Covell Rd City/State: Pomfret Center CT Zip Code: 06259

Describe all proposed activities and/or land alterations involved in your request. Include a sketch or map of the property and any other documentation that would make clear the project proposed.

30' x 48' ~~Concrete~~ Horse Barn From The Barn yard.
Company.

(Use back of Form if needed).

Are there wetlands or watercourses located on the property? ☒ Yes ☐ No ☐ Uncertain
Distance from project to nearest wetland/watercourse: 195 feet (include state highway/town road drainage ditches, etc.)

The undersigned warrants the truth of all statements made herein and of all submitted supporting documents, according to the best of his or her knowledge and belief and authorizes the Commission's appointed agent(s) or member(s) of the Commission to inspect the property.

Signature of Property Owner David L Folsey David L Folsey
Signature of Owner's Representative David L Folsey David L Folsey
Print Name Print Name

Appointed Agent's Comments (and by separate written report)

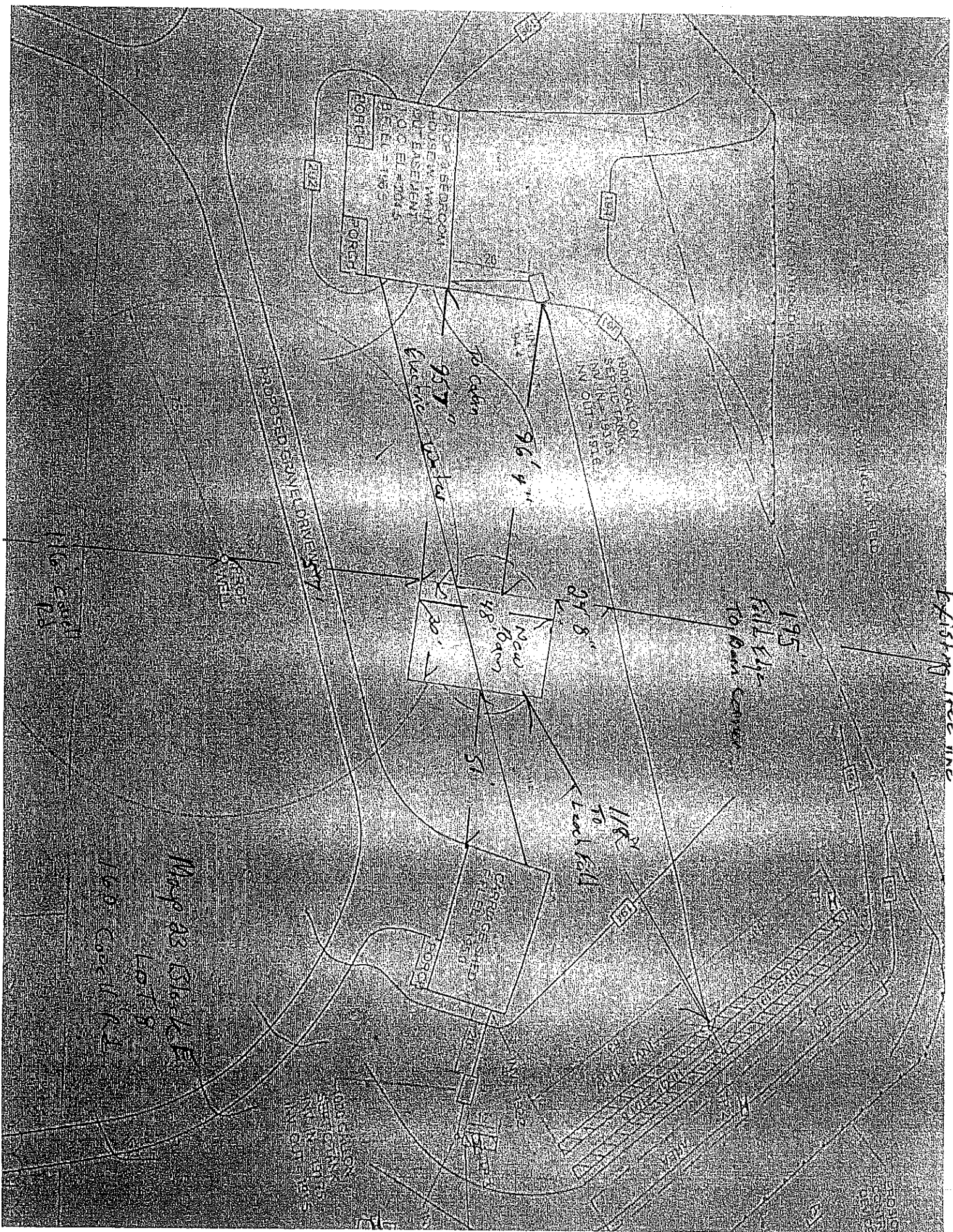
Decision by agent: Wetlands Permit Required: Yes No

The undersigned appointed agent certifies that the conditions set forth in section 6, of the Commission's regulations and section 22a-41, inclusive of the Connecticut General Statutes have been fully met in considering this application and accordingly, his and/or her decision made on this application without exception.

Signature of agent: _____
Date: _____

Commission Action

Date of review: _____ Ruling by agent approved: Yes No
Planning and Zoning Commission informed: Yes Date
Form revised 5/26/05





NORTHEAST DISTRICT DEPARTMENT OF HEALTH
69 SOUTH MAIN STREET, UNIT 4, BROOKLYN, CT 06234
860-774-7350/FAX 860-774-1308 WWW.NDDH.ORG

October 02, 2020

David & Penny Foisey
160 Covell Road
Pomfret Center, CT 06259

B100/APPLICATION
SUBJECT: FILE #4003435 -- COVELL ROAD #160, MAP #23, BLOCK #E, LOT #008.00, POMFRET, CT

Dear David & Penny Foisey:

On September 18, 2020, this department received an application proposing the addition of a 30' x 48' barn with seven stalls and one tack room, no water to your property.

Based on the information provided and paperwork in our files this request has been approved under the following conditions:

1. There shall be no living quarters constructed in the barn.
2. Maintain a minimum of 25 feet from the existing house septic tank with the proposed barn.
3. There shall be no toilet facilities supplied to the building.
4. Septic system to be taped off during construction to ensure proper separating distance is maintained and to protect from heavy traffic or storage of building materials in this area.

Approval is being granted under Section 19-13-B100a of the CT Public Health Code. This approval is given with the understanding that you will provide proper care and maintenance of the existing system (the septic tank is to be pumped every 3 years).

THE OWNER IS RESPONSIBLE TO SEEK PROPER AUTHORIZATION FROM ALL TOWN AGENCIES PRIOR TO START OF CONSTRUCTION.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,

Brittany Otto, EHS
Environmental Health Specialist ~ NDDH

cc: Pomfret Building Official



Town of Pomfret
Planning & Zoning Commission
5 Haven Road
Pomfret Center, CT 06259

Copy

November 4, 2020

Mr. David Foisey
160 Covell Road
Pomfret Center, CT 06259

RE: Abutter letters that need to be sent out for your public hearing on November 18

Dear Mr. Foisey:

I am writing to you to inform you about sending out abutter letters to your neighbors within 500 feet of your property. I have typed up a sample letter and run the list of names and addresses that you need to mail this letter out to. They need to go out as soon as possible.

Please be advised that these letters must all be sent via Certified Return Receipt through the postal service, and you need to request a return receipt for merchandise on the letters. These green return cards need to be turned in to the Planning and Zoning Commission either prior to the meeting or at the meeting, but they are an integral part of the public hearing for a special permit.

If you should have any questions or concerns regarding this issue, please feel free to contact me at the Town Hall on Mondays from 9-12:30 or Wednesdays from 12:00 to 6:00. My phone number is 806-074-91351

Sincerely,

Lynn L. Krajewski
Lynn L. Krajewski
Land Use Clerk

Enclosure

SAMPLE
LETTER

David Foisey
160 Covell Road
Pomfret Center, CT 06259

Date

Abutter Name
Street Address
City, State, Zip

Dear (Mr. & Mrs.; Sir & Madam; Mr. & Ms.):

This letter is to advise you that I have an application before the Pomfret Planning and Zoning Commission for 160 Covell Road. I have submitted a special permit application request to put up a 30' x 48' barn. A Public Hearing for this request will be held on November 18, 2020 at 7pm at the Senior Center on Mashamoquet Road. As an abutter, you are welcome to attend the public hearing either in person or via a Zoom meeting on computer or phone and submit any questions or concerns you may have regarding this application. The agenda for this meeting will be posted on Monday, November 16, 2020 on the Town website at Pomfretct.gov so those of you who do not wish to attend in person will have the instructions on how to attend the meeting via Zoom on your computer or phone.

Thank you for your time and consideration in this matter.

Sincerely,

David Foisey

LIST OF ABUTTERS

Densmore, Charles & Amie
44 Stoddard Road
Pomfret Center, CT 06259

Warner, Howard & Suzon
20A Cheney Road
Pomfret Center, CT 06259

Brex, Robert
148 Covell Road
Pomfret Center, CT 06259

Rich, John & Susan
417 Mashamoquet Road
Pomfret Center, CT 06259

Haberbosch, Mark
21 Cheney Road
Pomfret Center, CT 06259

Weiss, Claudia
155 Covell Road
Pomfret Center, CT 06259

Nowak, Susan
116 Covell Road
Pomfret Center, CT 06259
3587

Concato, Mark & Sabrina
7 Cheney Road
Pomfret Center, CT 06259

Fortier, Seth
194 Covell Road
Pomfret Center, CT 06259

Barbosa, Paulo
138 Covell Road
Pomfret Center, CT 06259

Gilchrist, Shawn & Tanya
53 Cheney Road
Pomfret Center, CT 06259

Gendron, Gladys
29 Cheney Road
Pomfret Center, CT 06259

Durand, Daniel & Joy
137 Covell Road
Pomfret Center, CT 06259

Cheney, Paul & Donald
126 Cheney Road
Pomfret Center, CT 06259

Timman, Linda
28 Cheney Road
Pomfret Center, CT 06259

Desabre, Russell
20C Cheney Road
Pomfret Center, CT 06259

Wolfe, William & Carrie
185 Covell Road
Pomfret Center, CT 06259

Wilcox, Kelsey
198 Covell Road
Pomfret Center, CT 06259

Dio, Jessica
147 Covell Road
Pomfret Center, CT 06259

Newell, Charles
58 Cheney Road
Pomfret Center, CT 06259

Peservich, Gregory
P. O. Box 412
Pomfret Center, CT 06259

Glaude, Daniel
208 Cheney Road
Pomfret Center, CT 06259

Blackmar, Brian & Heidi
8 Cheney Road
Pomfret Center, CT 06259

Wood, William & Lacey
42 Cheney Road
Pomfret Center, CT 06259

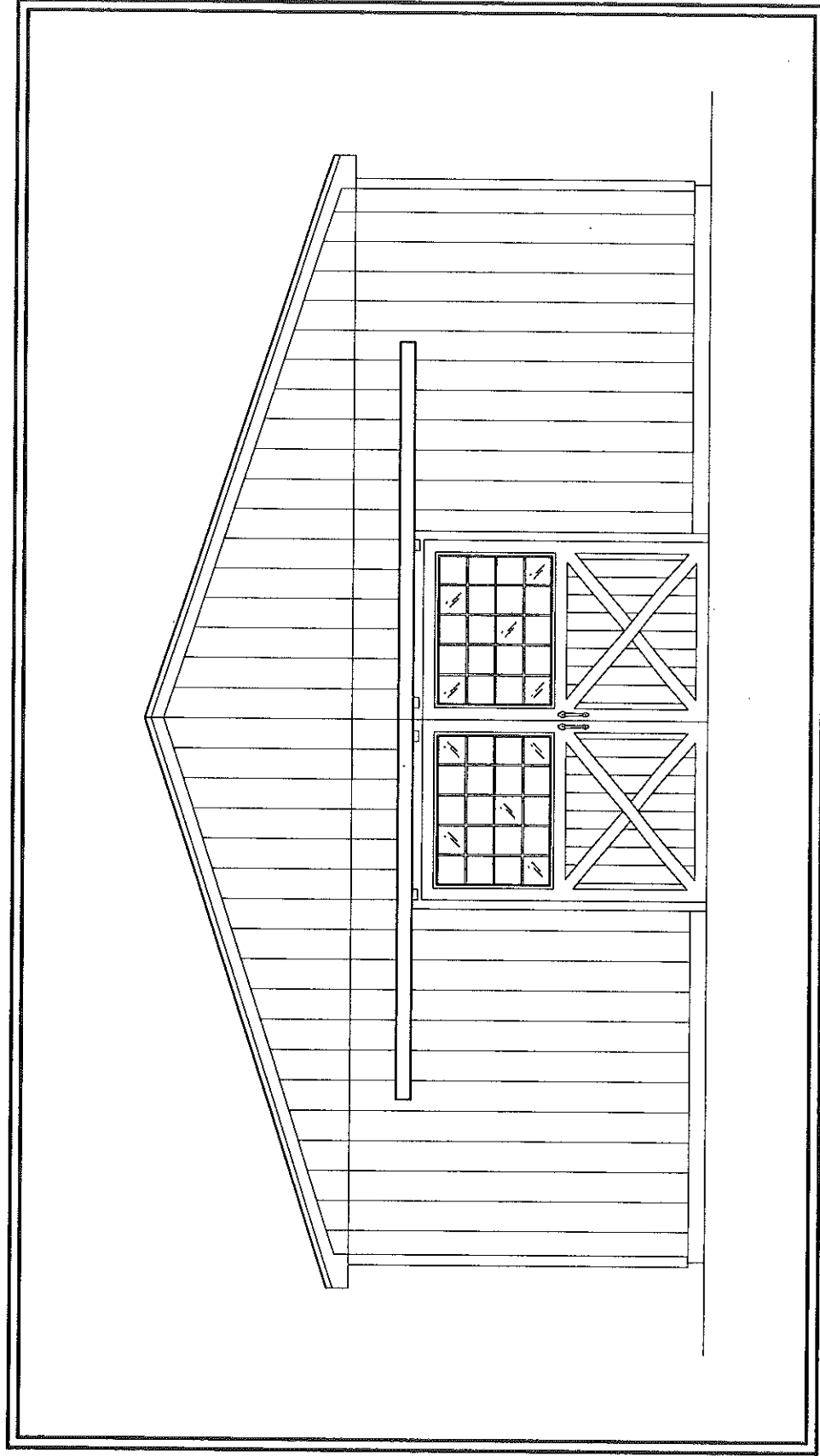
Palcic, Sharon
59 Page Court
Hedgesville, WV 25427-

Bell, Nancy
P. O. Box 358
Brooklyn, CT 06234

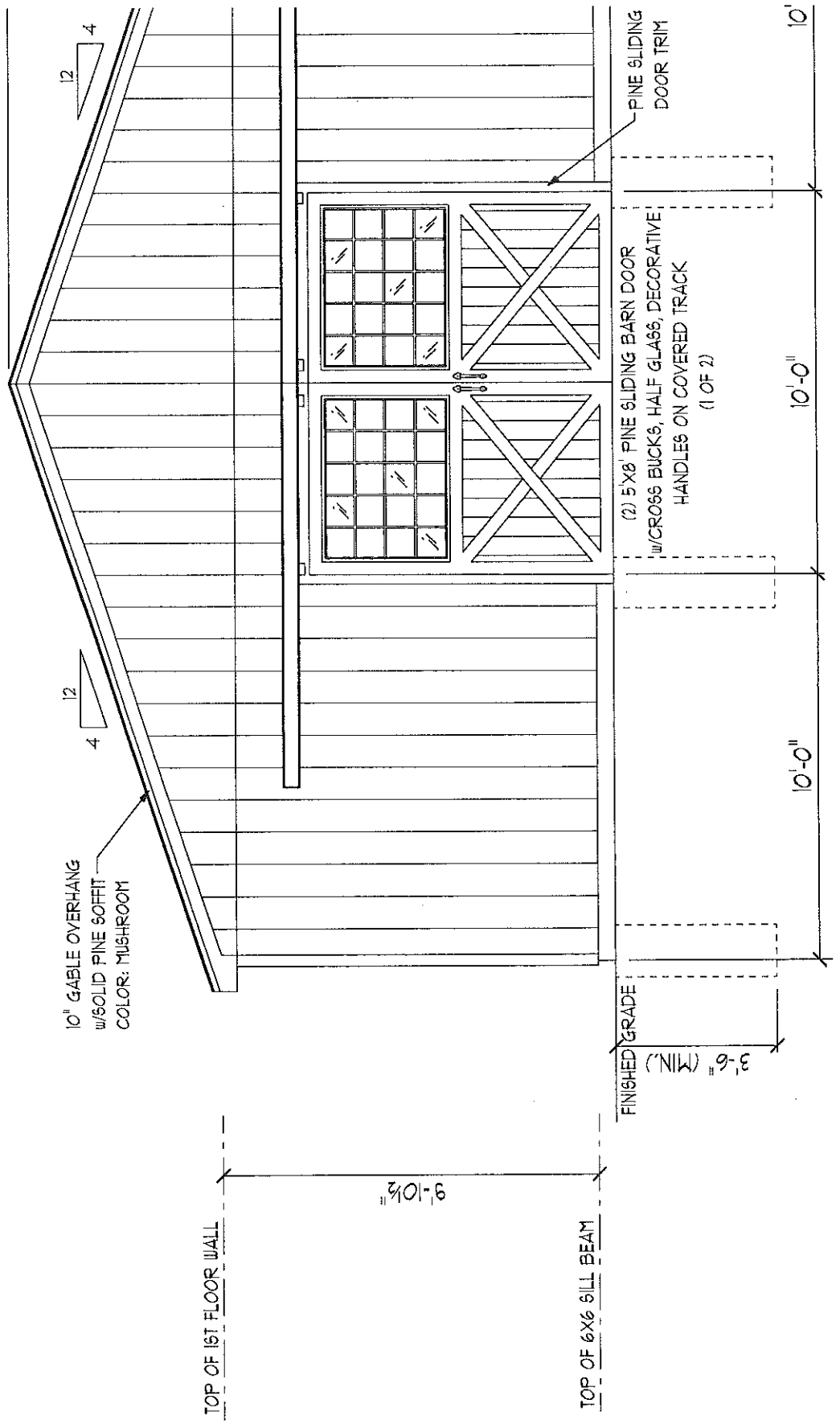
Johnson, Reid
197 Covell Road
Pomfret Center, CT 06259

CENTER AISLE HORSE BARN FOR:
DAVID FOISEY

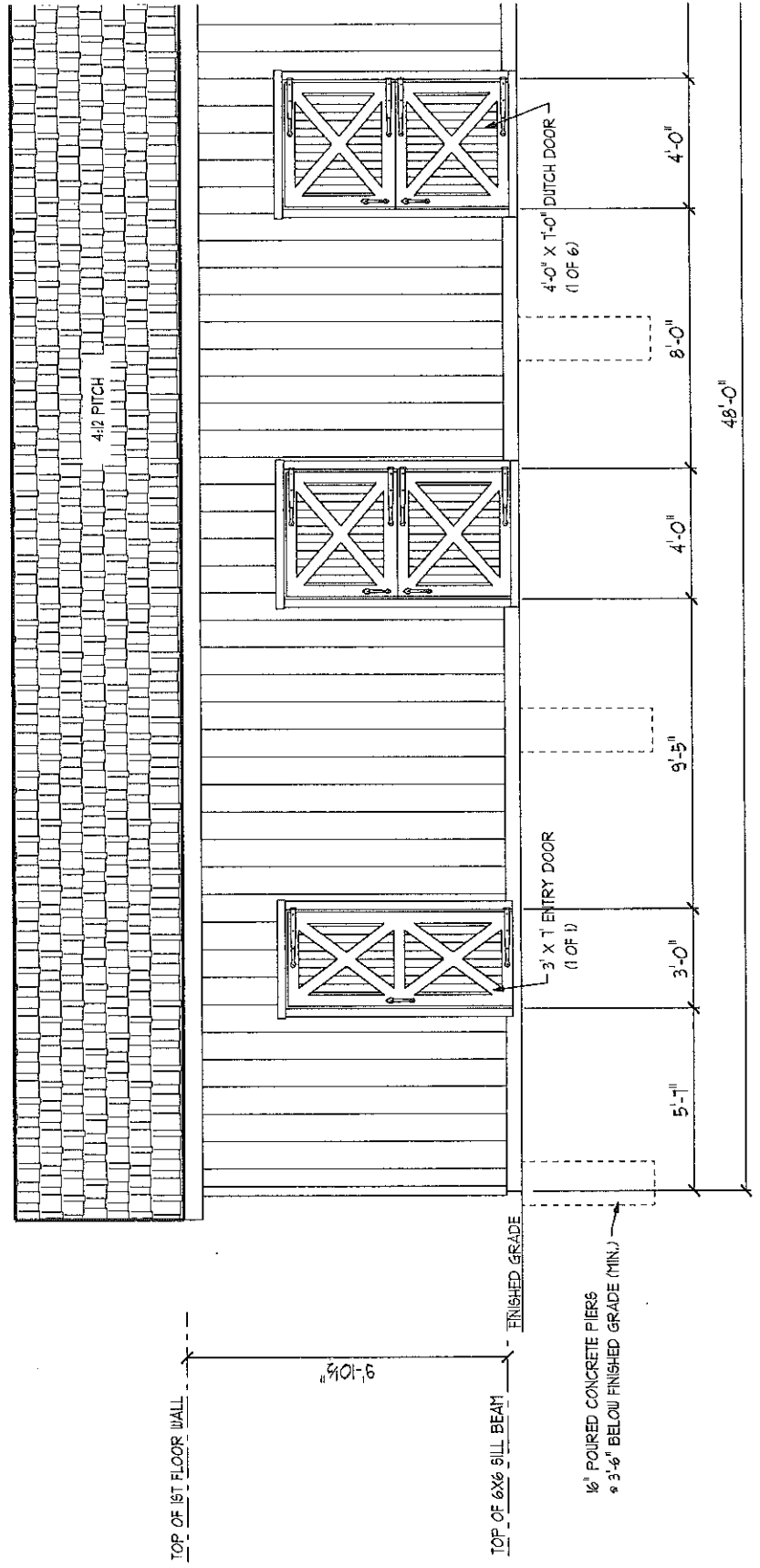
160 COVELL ROAD
POMFRET CENTER, CT 06259



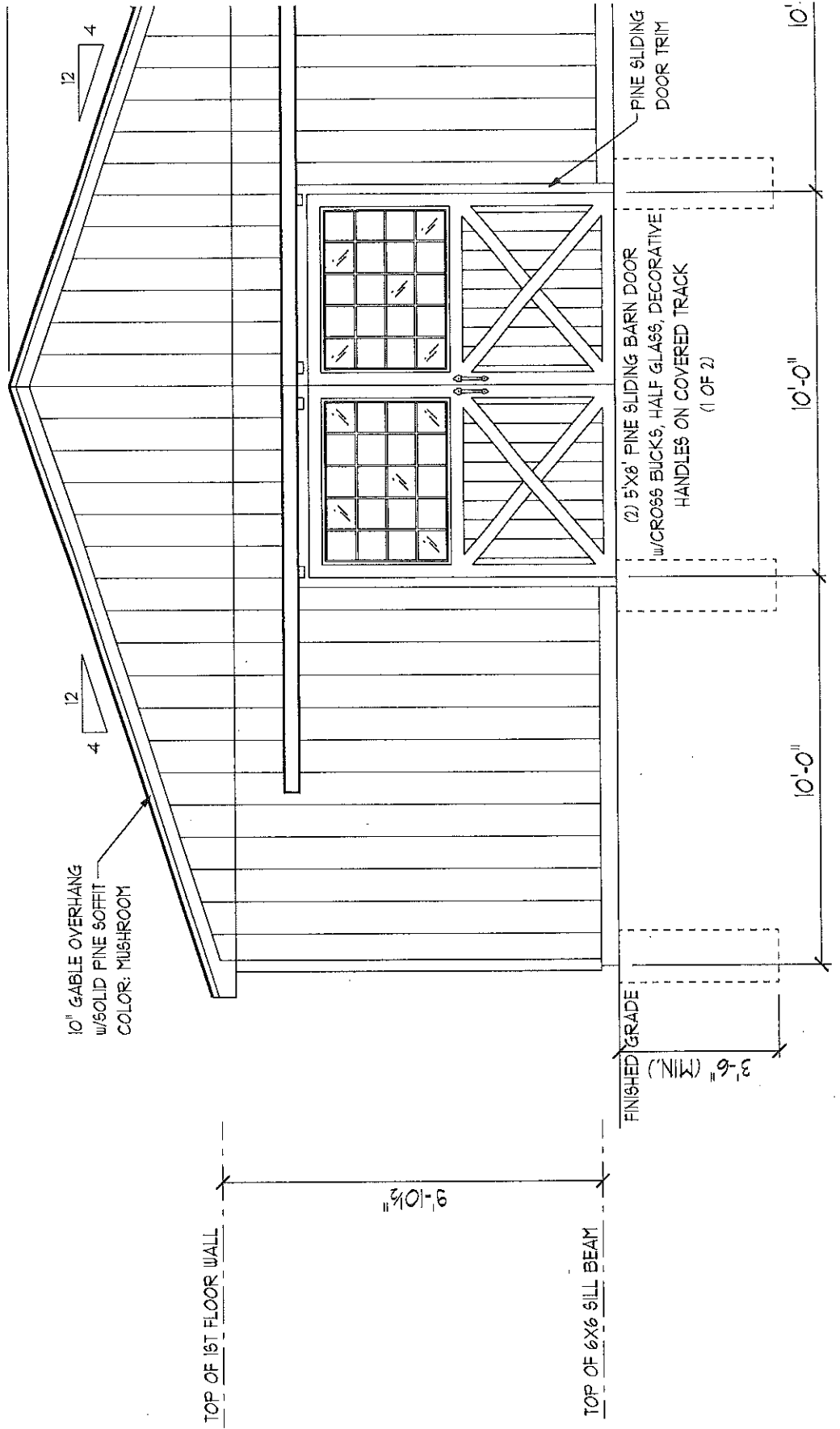
30' X 48' 1 STORY CUSTOM HORSE BARN

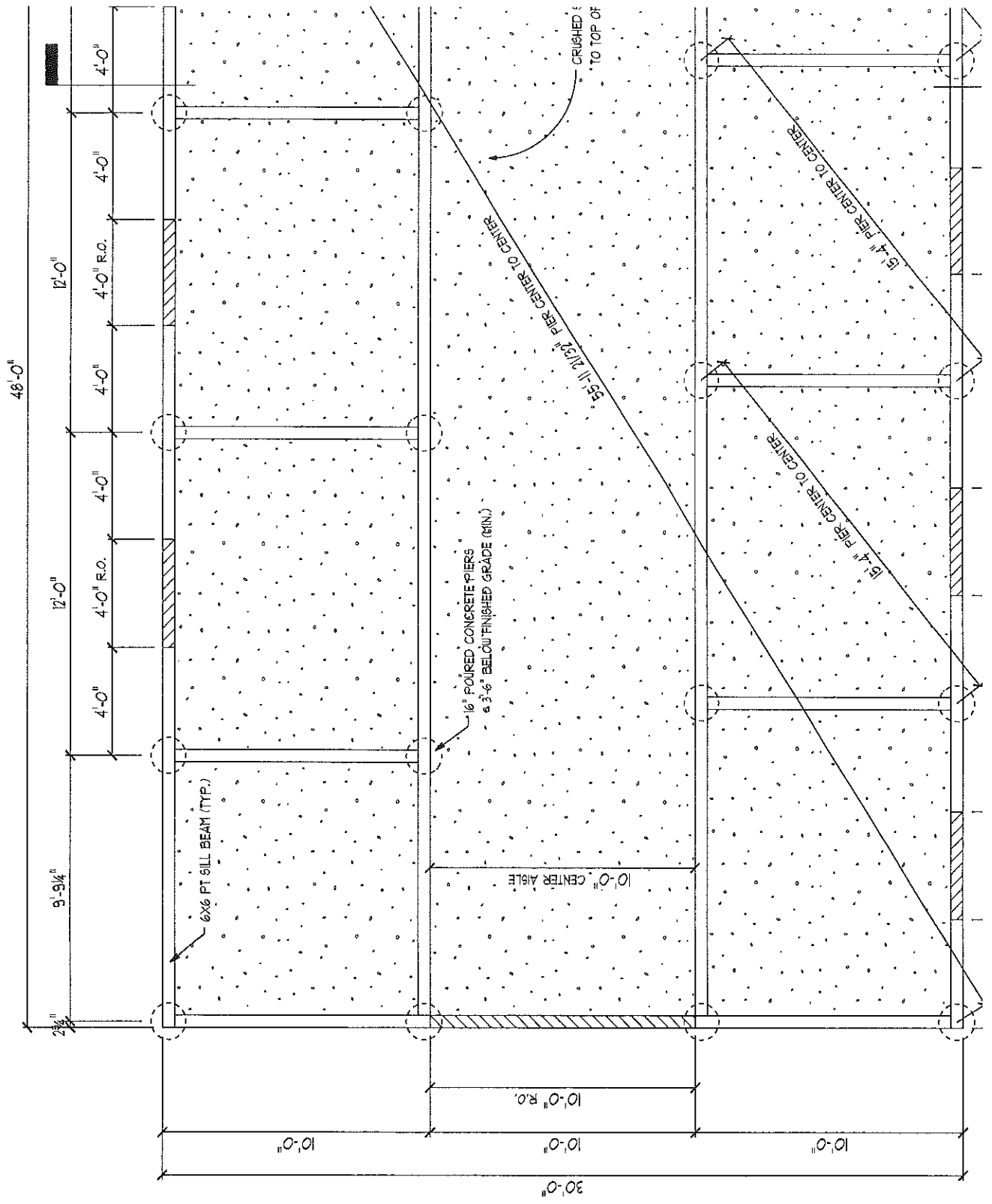


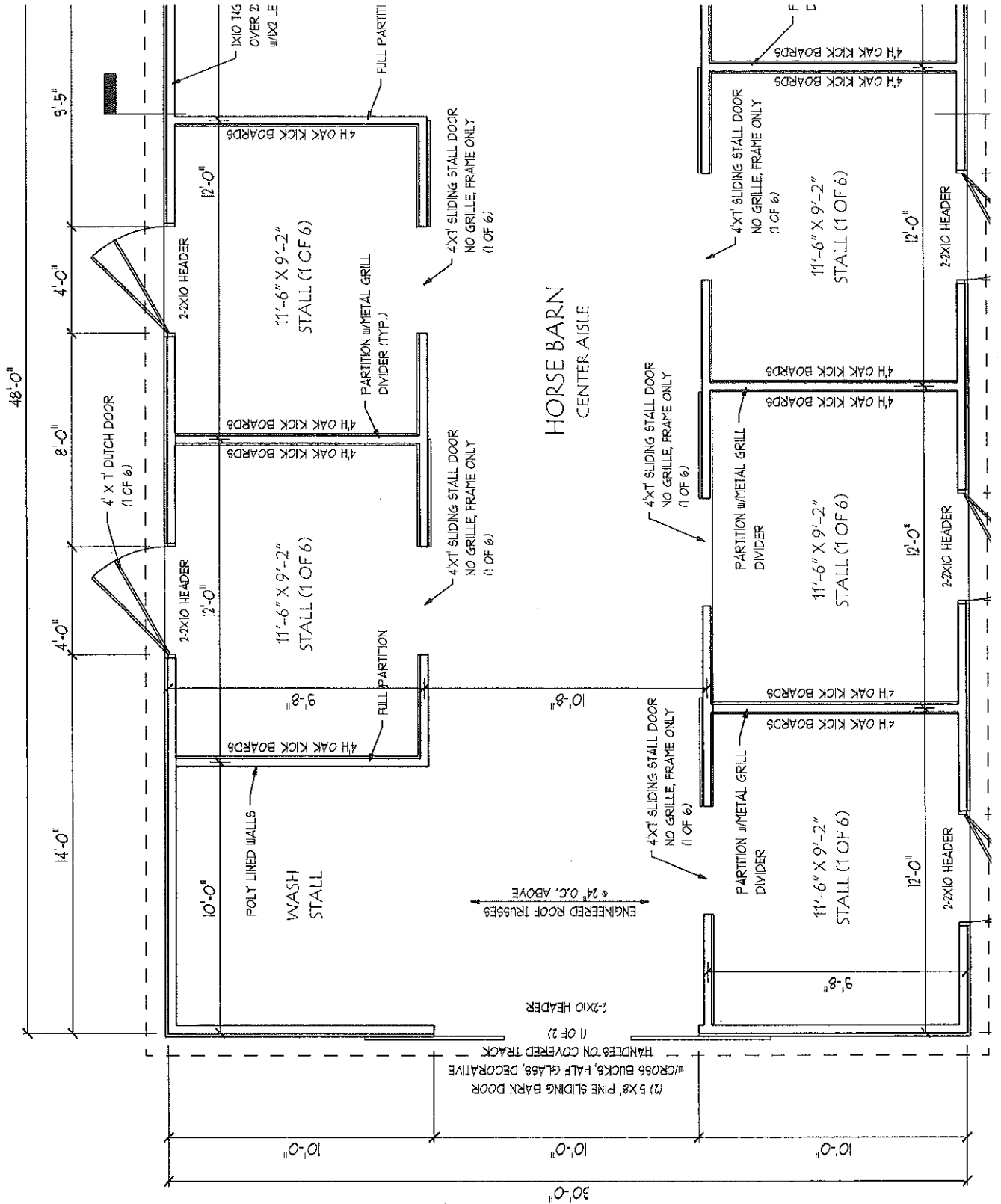
Architectural elevation drawing of a building facade. The drawing shows three sets of double doors, each with a transom above it. The doors are labeled "4'-0\"



RIGHT (NORTH) ELEVATION







30 YEAR TAMKO
ARCHITECTURAL SHINGLES
OVER 15# FELT PAPER
COLOR: RUSTIC EVERGREEN

1/2" CDX

12
4

SIMPSON H2.5
HURRICANE TIES

TOP OF PLATE

DOUBLE 2X4
TOP PLATE

11'-6" X 9'-2"
STALL (1 OF 5)

11'-6"
STALL

30'-0"

CENTER AISLE

2X4 WALL STUDS
@ 16" O.C.

1X2 FURRING
STRIP @ 24" O.C.

TOP OF 6X6 SILL BEAM

FINISHED GRADE

CRUSHED STONE PAD FLUSH
TO TOP OF CONCRETE PIERS

6X6 PT SILL BEAM