

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION AGENDA
AUGUST 18, 2021 @ 7:00 PM
SENIOR CENTER (IN-PERSON MEETING)**

I. Public Hearing

- A. Robert & Joan Macneil, 73 Cooney Road,** application for a 2-lot re-subdivision
- B. Robert & Joan Macneil, 73 Cooney Road,** special permit application for a rear lot from a 2-lot re-subdivision
- C. Michael Wolchesky, Mashamoquet/Averill Roads,** 3-lot subdivision
- D. Wayne Orloski for Peter Schultz, 69 Ragged Hill Road,** special permit for a 22' x 46" building
- E. J.A.S. Design & Screen-Printing, 589 Pomfret Street,** special permit application for a manual screen-printing, embroidery, graphic/web design, sublimation/heat press products, and photography. Keeping with the theme of the house, applicant plans to maintain the garden and presence that Martha's Herbery had by offering small gatherings like baby/bridal showers, yoga, etc. in the garden area.

II. Regular Meeting

- A. Roll Call -**
- B. Items to add to the agenda –**
- C. Approve minutes of meeting of July 21, 2021**
- D. Pending Applications –**
 - 1. Robert & Joan Macneil, 73 Cooney Road,** application for a 2-lot re-subdivision
 - 2. Robert & Joan Macneil, 73 Cooney Road,** special permit application for a rear lot from a 2-lot re-subdivision
 - 3. Michael Wolchesky, Mashamoquet/Averill Roads,** 3-lot subdivision
 - 4. Wayne Orloski for Peter Schultz, 69 Ragged Hill Road,** special permit for a 22' x 46" building
 - 5. J.A.S. Design & Screen-Printing, 589 Pomfret Street,** special permit application for a manual screen-printing, embroidery, graphic/web design, sublimation/heat press products, and photography. Keeping with the theme of the house, applicant plans to maintain the garden and presence that Martha's Herbery had by offering small gatherings like baby/bridal showers, yoga, etc. in the garden area.

III. New Business

- A. Acceptance of New Applications –**
- B. Citizen's Comments –**
- C. Correspondence –**
 - 1. ZEO Report – Permits Issued:**
 - 1. Complaints/Violations
 - a. Barry Peloquin, 59 Longmeadow Drive, commercial vehicles in a residential zone. The trailer and M35 were to be removed by May 31, 2019. M35 military truck still in the rear of the property. Counsel is preparing to file for contempt of a court order due to the

following: failure to remove the M35 military cargo truck from the property; failure to make restitution to the Town in the amount of \$2,434.42 by June 1, 2019. On November 3, 2019, the yellow bucket truck, M35 and a white truck (flat bed with stakes) with chipper in tow were on the property. Atty. Higgins is adding the new property owner to the suit and will have it ready to go to proceed to court when they return to working status (5/18/20). Vehicles still on property: yellow bucket truck, woodchipper, green/white bucket truck, military truck, white log truck with red grapple arm (11/18/2020). Ryan had a meeting with Atty. Higgins and Atty. Cotnoir on July 11th. Atty. Cotnoir will be taking over the case. He is researching the best strategy to bring the new property owner into the process (7/21/21).

- b. 73 Fox Hill Road – the new house is complete. A temporary CO has been issued while the mobile home is being removed (7/21/21).
- c. Nora Lane Realty, LLC, 4 Nora Lane – operating without a zoning compliance certificate and CO. NOV was mailed out November 21st to cease operation until they pave the apron, grade the parking lot, and most everything else other than the building. An application has been approved to complete the site. Site is not in compliance with revised plans. The commission made a motion to work with Atty. Higgins regarding this issue (10/21/20). Staff is working with counsel to start court proceedings (11/18/20). Jamie stated that N. Thibeault contacted him and asked what his client must do regarding this application. Jamie told him that his client needs to follow the approved plans. Clerk sent the M&E file to Atty. Higgins (12/16/20). Staff is working with counsel to start court proceedings (1/20/21). Applicant is working with staff to do a modification of the site plan that was previously approved (3/17/21). New public hearing held 4/21/21 and closed. Awaiting response from applicant (4/21/21). Applicant's representative sent a letter withdrawing the newest application. Commission is concerned with litigation that could be discussed in executive session. The fines could be substantial. There is a quality-of-life issue regarding the lights that they put up. After further discussion, J. Rabbitt thought that R. Brais should seek guidance from Atty. Higgins. P. Mann made a motion to have Ryan speak with Atty. Higgins and then have an executive session. P. Allegretti seconded. All in favor. (5/19/21). Ryan informed the commission that Atty. Cotnoir will be taking over this issue, too. He and Ryan are strategizing on the best avenue to handle this matter (7/21/21).

IV. Commission Business

- A. Next month Dwight Merriam will be with us to have a workshop and go over the draft of the regulations for ADU's (Accessory Dwelling Units)

V. Adjournment