

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION AGENDA
SEPTEMBER 15, 2021 @ 7:00 PM
SENIOR CENTER (IN-PERSON MEETING)**

I. Public Hearing

A. Michael Wolchesky, Mashamoquet/Averill Roads, 3-lot subdivision

II. Regular Meeting

A. Roll Call -

B. Items to add to the agenda –

C. Approve minutes of meeting of August 18, 2021

D. Pending Applications –

1. Michael Wolchesky, Mashamoquet/Averill Roads, 3-lot subdivision

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. Ryan had a meeting with Atty. Higgins and Atty. Cotnoir on July 16th. 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). Nothing new (8/18/21).
- 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). Nothing new (8/18/21).
- 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). Ryan took photos at M&E to show the issues that are outstanding. Atty. Cotnoir is going through the minutes and will look at photos and decide from that what he is going to do. They still have not complied with the lighting (they have spotlights which weren't approved) and the landscaping does not comply either (8/18/21).

IV. Commission Business

A. 8:00 PM Workshop with Dwight Merriam – discussion and review of the amendment to the regulations regarding ADU's (Accessory Dwelling Units).

V. Adjournment