

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION PUBLIC HEARING AGENDA
OCTOBER 20, 2021 @ 7:00 PM
SENIOR CENTER (IN-PERSON MEETING)**

I. Public Hearing

- A. Town of Pomfret, Planning & Zoning Commission, 5 Haven Road,** text amendment to the regulations regarding Accessory Dwelling Units (ADUs), with possible action.

II. Regular Meeting

- A. Roll Call**
B. Items to add to the agenda
C. Approve minutes of meeting of September 15, 2021
D. Pending Application(s) –
1. Town of Pomfret, Planning & Zoning Commission, 5 Haven Road, text amendment to the regulations regarding Accessory Dwelling Units (ADUs), with possible action.

III. New Business

- A. Acceptance of New Applications –**
1. Rectory School, 528 Pomfret Street, site plan review application regarding the construction of a 10,249-sf dormitory with 4 faculty apartments. Will include clearing/grading around the proposed building as well as seven new parking spaces and minor changes to interior access road.
2. Willow Therrien, 590 Wrights Crossing Road, special permit application for a detached 24' x 36' garage.
- B. Citizen's Comments –**
C. Correspondence –
1. ZEO Report – Permits Issued/Complaints & Violations –
a. Barry Peloquin, 59 Longmeadow Drive, no change to property. A C&D letter was sent out to the new property owner of record. Ryan met 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). Atty. Cotnoir is reviewing the application and issues (9/15/21).
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 (9/15/21).
c. 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 light (they have spotlights which weren't approved) and the landscaping does not comply either (8/18/21). Ryan is working with Atty. Cotnoir, reviewing this application and issues (9/15/21).

IV. Commission Business –

V. Adjournment -