

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION AGENDA  
JUNE 16, 2021 @ 7:00 PM  
HYBRID MEETING/SENIOR CENTER AND ZOOM (SEE BELOW)**

**I. Public Hearing**

- A. Watercure Farm, 426 Mashamoquet Road,** proposed text amendment to the Town's Zoning Regulations to allow Farm Distilleries to sell and serve food and beverage prepared on site and develop facilities to hold special events (i.e., weddings, dinners, luncheons, corporate parties) with up to 200 guests. The proposed text amendment also includes provisions to allow special events to be held until 10:00 pm and include a provision to allow outdoor music. The proposed amendment would be applicable to residentially zoned property in town.
- B. Lance Sistare for Big Boy's Toys, LLC, 341 Orchard Hill Road,** 30' x 60' addition to match existing building
- C. Jason & Kristin Allard, 12 Putnam Road,** special permit application for therapist office on 1<sup>st</sup> floor and residence on 2<sup>nd</sup> floor
- D. Woodstock Building Associates for Peter Trudo, 2 Evelyn Circle,** special permit for an in-law apartment

**II. Regular Meeting**

- A. Roll Call -**
- B. Items to add to the agenda – possible addition of three application from P. Archer**
- C. Approve minutes of meeting of May 19, 2021**
- D. Pending Applications –**
  - 1. Watercure Farm, 426 Mashamoquet Road,** proposed text amendment to the Town's Zoning Regulations to allow Farm Distilleries to sell and serve food and beverage prepared on site and develop facilities to hold special events (i.e., weddings, dinners, luncheons, corporate parties) with up to 200 guests. The proposed text amendment also includes provisions to allow special events to be held until 10:00 pm and include a provision to allow outdoor music. The proposed amendment would be applicable to residentially zoned property in town.
  - 2. Lance Sistare for Big Boy's Toys, LLC, 341 Orchard Hill Road,** 30' x 60' addition to match existing building
  - 3. Jason & Kristin Allard, 12 Putnam Road,** special permit application for therapist office on 1<sup>st</sup> floor and residence on 2<sup>nd</sup> floor
  - 4. Woodstock Building Associates for Peter Trudo, 2 Evelyn Circle,** special permit for an in-law apartment

**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). Awaiting a status update from counsel. Jamie spoke with Atty. Higgins and he is writing a letter to the new owner regarding the violation (1/20/21). Atty. Higgins suggested sending a new NOV/C&D to the new owner of record (4/21/21). Ryan and Atty. Higgins are sending a C&D letter out to the new property owner (5/19/21).
- b. Intersection of Paine and Fay Roads: camper as dwelling – nothing new. Ryan received a site plan. Warning letter was sent on 5/4/20. No response and we have not received the signature card. The camper looks like it may be abandoned. The property owner left Ryan a message that they purchased a house and returned the lot to open space (he's assuming PA 490) Ryan will call him and inform him that the camper must be removed (5/18/20). Ryan told the property owner again that the camper must be removed (8/19/20). Nothing new (5/19/21).
- c. 73 Fox Hill Road – there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. The owner is working with KWP and Copeland Builders to construct a new house (5/18/20). Permit has been approved to build a new house (11/18/20). Nothing new (5/19/21).
- d. Nora Lane Realty, LLC, 4 Nora Lane – operating without a zoning compliance certificate and CO. NOV was mailed out November 21<sup>st</sup> 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)

**IV. Commission Business**

**A.** Discussion of ADU regulation with Dwight Merriam

**V. Executive Session**

**VI. Adjournment**

Join Zoom Meeting

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