

**TOWN OF POMFRET  
PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES  
APRIL 19, 2023  
COMMUNITY CENTER 7 PM**

**Prior to the meeting, R. Wishart made a motion to seat T. Harris for N. Stellitano. P. Allegetti seconded. All in favor.**

**I. Public Hearing**

**A. Rectory School, 528 Pomfret Street**, special permit application for the construction of a new, one-story, 1390 sf music rehearsal room addition to the existing Tang Performing Arts Building. Work includes limited sitework adjacent to the addition. J. Everett from NE Design spoke for the applicant. The school has a shortage of practice area, so they are proposing a 1,390-sf single-story addition attached to the Tang building and aligned with the Tang and Memorial buildings. They will use matching siding, etc. with the existing buildings. There is very little sitework (excavation, concrete access walk, roof drains). They may need to reconfigure sanitary pipes under the building. The stockpile will be on-site. This had to be a special permit because the 300' brushes the Hale property across the road. J. Rabbitt said this application meets all requirements of the regulations and is in compliance. P. Allegetti made a motion to close the Public Hearing. B. Champany seconded. All in favor.

**II. Roll Call – Present:** R. Wishart, P. Allegetti, B. Champany, P. Mann, T. Harris, R. Brais, J. Rabbitt, B. Reingold, C. Dupont, A. Charron, R. Charron, and J. Everett. **Absent:** R. Huoppi, N. Stellitano, J. Rivers, and L. Grossman.

**III. Open Regular Meeting – opened at 7:10 pm.**

**A. Items to add to the agenda –**

**B. Approve minutes of March 15, 2023, meeting –**

**C. Pending Application(s) –**

**1. Rectory School, 528 Pomfret Street**, special permit application for the construction of a new, one-story, 1390 sf music rehearsal room addition to the existing Tang Performing Arts Building. Work includes limited sitework adjacent to the addition. Jamie had a draft letter for a favorable motion. P. Mann made a motion to approve the application for the Rectory School to construct the new building and sitework to be done. B. Champany seconded. All in favor.

**IV. New Business**

**A. Acceptance of New Application(s)**

**1.** Maureen Nicholson, First Selectman, 5 Have Road, application for a text amendment to the Planning Regulations (Subdivisions) requested by CT DEEP after review of the community's existing floodplain management

regulations for compliance with 44 CFR 60.3. The motion to table this item was made by P. Allegretti. P. Mann seconded. All in favor.

- B. Correspondence** – letter from State of CT DOT regarding Gerald Daigle. This is regarding driveway cut-outs. No issue with this.
- C. ZEO Report – Permits issued/Complaints & Violations** – 262 Valentine Road – Christopher Eber – 4’ x 24’ addition to shed.
- D. Complaints & Violations** – no further updated information.
  - 1. Barry Peloquin** – in litigation – waiting for the hearing date.
  - 2. 73 Fox Hill Road** – this project is being finished up.
  - 3. 4 Nora Lane** – operating without a zoning compliance certificate and CO; this is in litigation and going forward with injunction. Progress is being made on the site.
- E. Citizen’s Comments** – R. Charron spoke regarding 36 Jackson Road and having portable light for 9/1/23 – 9/3/23 (9/3/23 would be a rain date) and the lights would be out by 10:30 pm. Jamie mentioned that he has started a draft text amendment for outside lighting (Section 4.1.11). It would only be allowed in the RR zone. P. Allegretti asked if it would include other zones. Jamie said all the prep schools already fall under the regulations. R. Charron wondered what other Towns zoning regulations have for lighting.

**V. Commission Business –**

- A. Status of text amendment regarding containers and truck trailers scattered around town.** Jamie distributed draft language for storage containers. The permit will be issued by the ZEO (Zoning Enforcement Officer).
- B. Discussion on Cannabis text amendment and possible workshop.** Jamie presented a draft text amendment specific to cannabis. P. Mann made a motion to schedule a public hearing regarding this issue for 5/17/2023. B. Champany seconded. All in favor.

- VI. Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded. The meeting adjourned at 7:55 pm.

**Respectfully submitted,**

**Lynn L. Krajewski, Clerk**

**Dated:**\_\_\_\_\_