

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING MINUTES  
SEPTEMBER 16, 2020**

Prior to opening the public hearing, R. Huoppi made a motion to seat P. Mann and L. Grossman for P. Allegretti and B. Champany. R. Wishart seconded and it was approved.

**I. Public Hearing**

**A. Maureen Nicholson for the Town of Pomfret, 628 Mashamoquet Road,** application to move existing salt storage away from wetlands and with better protection from weather; eliminate runoff to wetlands. M. Nicholson spoke for the application. She said the new shed will be east of where the school bus parking is now. It will be on a pad. It will be 15' x 80' with an arched canopy in beige and green. The existing salt shed is a wood building that is only a few feet from the marsh pond belonging to A. Benway. During a heavy snowfall/rain, it caused runoff into the pond. The bus parking will be moved. The new shed will be on an asphalt pad and will have 3 poured concrete walls, so there will be no runoff/contamination. L. Grossman asked how it would affect bus parking. M. Nicholson said the parking has been moved up near the garage. R. DiBonaventura said there is a request for a waiver of Section 14.4.2 a-cc. Jamie read into record a draft motion he prepared, stating that this project would comply with the zoning regulations in Pomfret. He also has 4 conditions of approval. L. Grossman made a motion to close the public hearing. P. Mann seconded and it was approved.

**B. Special Meeting**

**A. Roll Call** – Present: R. DiBonaventura, Chairman; R. Wishart, Secretary; R. Huoppi, member; L. Grossman, alternate; and P. Mann, Alternate. Staff: J. Rabbit, Town Planner. Absent: P. Allegretti, Vice Chairman; B. Champany, member; J. Rivers, member. M. Hart, alternate; and R. Brais, ZEO.

**B. Pending Applications**

**1. Maureen Nicholson for the Town of Pomfret, 628 Mashamoquet Road,** application to move existing salt storage away from wetlands and with better protection from weather; eliminate runoff to wetlands. P. Mann made a motion to grant the waivers requested. L. Grossman seconded and it was approved. P. Mann made a motion to approve the application based on the following conditions of approval: 1)A preconstruction meeting should be held with Commission/Town Staff (Planner, Engineer, ZEO, Building Official) with building contractor prior to any construction, grading and/or excavation

activity associated with the construction of salt storage shed; 2) Landscaping requirements shall be evaluated in a leaf off and leaf on scenario after construction of the salt shed has occurred in order to effectively evaluate any screening and buffering requirements. The Planning and Zoning Commission reserves the right to require screening based on this evaluation. If screening is determined to be required, the Town shall submit a plan to the Commission for review and approval; 3) Minor field adjustments to grading and landscaping may be made based on field conditions upon written approval from the Town Planner, who has been give the authority on behalf of the Town's Planning and Zoning Commission to act on their behalf. The Town Planner cannot approve any change that jeopardizes the integrity of the original design (approved plans); and 4) Final as built should be submitted to the Town to determine compliance with the approved plans. As built shall include final grades, landscaping, buildings, utilities (depth, size, location, type) and drainage. As built may include additional information deemed necessary by town staff to determine compliance with approvals. R. Huoppi seconded the motion and it was approved.

- C. **Adjournment** – P. Mann made a motion to adjourn. R. Wishart seconded and it was approved. Meeting adjourned at 7:15 PM.

Respectfully submitted

Lynn L. Krajewski, Clerk

Date: \_\_\_\_\_