

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING MINUTES
APRIL 15, 2020 AT 7:00 PM
VIRTUAL MEETING VIA ZOOM**

Chairman opened the meeting at 7:01 pm.

I. Public Hearing

A. **Nora Lane Realty, LLC for M&E Transportation, 4 Nora Lane**, special permit application, modification to originally approved site plan (under NOV for operating without zoning compliance and CO). This Public Hearing was continued from the previous meeting until now. With the new executive order received from the Governor, this public hearing can be extended by 90 days. There is an issue because this business has no CO or certificate of compliance. N. Thibeault said there are materials on site to do dry wall, regard along front of site, and re-establish the snow shelf. N. Thibeault was asked by M. Nicholson if all the items listed in red on the document were going to be done at the site. N. Thibeault said not all of them, but some of them will be. J. Rabbitt said he and N. Thibeault will go over the things that will be done. P. Allegretti made a motion to continue the public hearing until the May 20, 2020 meeting. L. Grossman seconded and the motion was approved.

II. Regular Meeting

A. **Roll Call – In attendance:** Richard DiBonaventura, Chairman; Philip Allegretti, Vice Chairman; Richard Huoppi, Member; Beverly Champany, Member; Raymond Wishart, Member; Martin Hart, Alternate; Leigh Grossman, Alternate; Peter Mann, Alternate; Ryan Brais, ZEO; James Rabbitt, Town Planner; Maureen Nicholson, First Selectman; and Norm Thibeault of Killingly Engineering. **Absent:** James Rivers

P. Allegretti then made a motion to seat alternates P. Mann, for J. Rivers, L. Grossman for the open seat. Motion was seconded by R. Huoppi and approved.

B. **Items to add to the agenda – written request for withdrawal of application for Valerie Champany, 16 Tyott Road**, text amendment for farm winery. J. Rabbitt stated that there is no further action required by the commission. The monies are to be refunded but does not include the State and Town fees.

C. **Approve minutes of meeting of February 19, 2020 and March 18, 2020.** B. Champany made a motion to approve the minutes of February 19, 2020. P. Allegretti seconded and the motion was approved. R. DiBonaventura made a motion to approve the minutes of March 18, 2020. P. Allegretti seconded the motion and it was approved.

D. Pending Applications –

1. **Sameera/Mohammed Choudhry, 7903 Mashamoquet Road**, convenience store. Jamie went over the list of items the applicant wished to sell in the store. It will be an open retail outlet (convenience store). There will be no preparing of food (only re-heating). There will be two outdoor displays, one to the right and one to the left of the building (i.e., Blue Rhino propane or similar, ice chest). Jamie asked the applicant to give Ryan a call. Ryan has not heard from the applicant. P. Allegretti said he saw the

applicant last week and the applicant asked about the status of his application. This item should be done and taken off of the agenda and turned over to Staff.

2. **Nora Lane Realty, LLC for M&E Transportation, 4 Nora Lane**, special permit application, modification to originally approved site plan (under NOV for operating without zoning compliance and CO). Continued to May 20, 2020.

III. New Business

A. Acceptance of New Applications – none

B. Citizen's Comments –none

C. Correspondence – none

D. ZEO Report – Permits Issued:

248 Modock Road – Kuhn – 24' by 24' garage
62 Sweedetown Road – clearing to create farm field (1.32 acres)
13 Day Road – Kerr – 26' by 30' shed
110 Rich Road – Anthony – 8' by 16' shed
14 Petersen Road – Hamel – New house
77 Longmeadow Drive – Gadhoury – in-ground pool

1. Complaints/Violations

- a. **Barry Peloquin, 59 Longmeadow Drive**, commercial vehicles in a residential zone. The trailer and M35 were to be moved by May 31st. 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, and a caveat was not filed on the land records. Property has been sold. Inspection is needed to determine if Peloquin has moved (02/19/2020). Ryan found out that Mr. Peloquin is still living in this house and the vehicles are still on site. He believes we will have to start the process all over again. Jamie told Ryan to contact Atty. Higgins because he believes the violation runs with the property and not the owner. Ryan will call Atty. Higgins tomorrow and will also let the new owner know of the violation (4/15/2020).
- b. **Intersection of Paine and Fay Roads**: camper as dwelling – nothing new. Ryan received the site plan. Waiting on permits to be submitted (02/19/2020). There is nothing new, but a letter will be sent (4/15/2020).
- c. **73 Fox Hill Road** – there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. They are working on removing the other. Further discussions have been had with the owner on moving towards a new house. Ryan spoke with the contactor in January who is helping with the process (02/19/2020). A letter will be sent to the landowner.
- d. **Nora Lane Realty, LLC, 4 Nora Lane**, operating without a zoning compliance certificate and CO. NOV was sent for noncompliance with site plan. Return unclaimed. Contact was made with the owner in January. Owner is working with Town Planner to complete the site and we now have a new application for revisions to the approved plan (02/19/2020). An application is currently before the commission to correct the issues (4/15/2020).

R. Huoppi asked Jamie about Longmeadow Drive. He wanted to know if the issues with the previous property owner transfers the issues over to the new property owner. Jamie said it is a matter for counsel and Ryan will be speaking with Atty. Higgins.

IV. Commission Business

- A.** Discussion of Wyndham Land Trust purchase of 355 acres in Pomfret and Woodstock. R. DiBonaventura read the letter from the Selectmen into the record. They are looking for support. P. Mann asked M. Nicholson where the property is located. She said the NW corner of the Townshend property. R. DiBonaventura drafted a letter to send to the clerk to put on letterhead. L. Grossman thought it was a great idea and R. Wishart agreed. P. Mann agreed also, but asked if it was an outright purchase, to which M. Nicholson said yes. Jamie told R. DiBonaventura to add “goals and objectives” and “Town’s adopted Plan of Conservation and Development” to his drafted letter. P. Allegretti made a motion to draft the letter. P. Mann seconded and it was approved.
- B.** Planning & Zoning Fund Balances – received permission from the commission to transfer fund to cover IWWC deficit balance. The exact amounts involved are as follows: ***DO NOT HAVE THIS INFO RIGHT NOW.*** This will remain on the agenda because we do need to know the exact dollar amounts, per M. Nicholson.
- C.** Discussion of Air bnb’s – this was postponed until we can return to regular meetings.

- V. Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded and it was approved.

Respectfully submitted:

Lynn L. Krajewski

Date: _____

A word for word transcript of this virtual meeting is now posted on the Planning and Zoning web page.