

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MEETING MINUTES
WEDNESDAY, DECEMBER 21, 2016, AT 7:00 PM
OLD TOWN HOUSE**

- I. Regular Meeting** – Chairman called the meeting to order at 7 pm
- A. Roll Call- Present:** W. Hinchman, P. Allegratti, R. DiBonaventura, B. Champany, P. Deary, R. Wishart; and L. Grossman, Staff: R. Brais, and J. Rabbitt. **Absent:** A. Benway, M. Hart, and A. Amaral.
- B. Items to add to the agenda** – P. Allegratti made a motion to seat L. Grossman for A. Benway. R. DiBonaventura seconded the motion and it was approved.
- C. Current Business** –
1. **Approve minutes of November 16, 2016.** P. Deary approved the minutes as edited. L. Grossman seconded the motion and the motion carried. There was one abstention.
- D. Pending Applications(s)** –
1. **Town of Pomfret Planning & Zoning Commission, 5 Haven Road,** review and updates to the Plan of Conservation & Development as mandated by State Statute. Gave last revision to Board of Selectmen, who accepted it with the addition of zoning map and school map. Craig Baldwin, First Selectman, approved new revision final on 12/21/16.

II. New Business

- A. Acceptance of New Application(s)** –
1. **Norm Thibeault, Killingly Engineering Associates, for M&E Transportation, LLC, 4 Nora Lane,** text amendment to allow the use of a Transportation Facility, with definition and wording for placement in regulations under special permits. They will be moving an existing facility in Killingly to Pomfret. This text amendment will be for all of the CB zone and not just that property. P. Deary asked by a special permit after the text amendment. N. Thibeault said they need to get the use in the regulations first and then apply via special permit. Jamie explained that in a CB zone you can't have a facility that stores, maintains and repairs vehicular equipment. The text amendment gives either allowance or denial of the use that could be applied for under special permit. L. Grossman said he has a concern that the PZ Commission was comfortable with the text of the agenda. W. Hinchman said it is important to read the application and see all the wording. A text amendment Public Hearing does not need a notification to abutters. He made a motion to hold a Public Hearing on 1/18/17 at 7 pm. P. Allegratti seconded the motion and it was approved. R. DiBonaventura made a motion to accept the application. B. Champany seconded and it was approved.

At this point, W. Hinchman asked to shift the agenda to Commission Business for Kristin Carey, so she wouldn't have to sit through the whole meeting. She has questions regarding a home based business on Brooklyn Road for a cleaning company. R. Brais said it would be a Home Occupation Class I. Jamie explained the difference between Class I, Class II, and Home Based Business. He thought she might want to look at a Class II over a Class I.

- B. Citizen's Comments** – none
- C. Correspondence** – CT Landscape Architect; invitation to grand opening of Rectory School new wing on 1/23/17 at 8 am; letter from State of CT. re: ATT&T modification of tower compound at 62 Babbitt Hill Road
1. ZEO Report –Permits issued: 278 Paine Road for a 24'x32' garage
198 Covell Road for a new home
2. Complaints –

- a. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Letters were sent to Stately and property owner in November requesting a timeframe for completion of conditions. Have not received a response. Will send a second letter in January.
- b. Margaret Davis, 59 Jericho Road – tiny house/mobile home on property. A NOV was issued. Attorney Higgins is still working on this matter.

III. Commission Business

A. Signs –Discussion of signs in right-of way. Who's responsible to remove and the possible permitting process for temporary usage.

B. Agenda items for December meeting:

1. **POCD – a vote was taken on adopting the POCD. There were 7 for, none against and one abstention. The POCD was adopted on 12/21/2016.**
2. **Draft of 2017 meeting schedule** – B. Champany made a motion to accept as submitted. P. Deary seconded the motion and it was approved.
3. **Election of Officers** – P. Allegretti made a motion to leave the current officers in place. L. Grossman seconded the motion and it was approved unanimously.
4. **Air B&B's** – L. Grossman would like to speak about Air B&B's seeing we have some time. Leigh handed out some documents which gave an overview of what he's read on this issue. We would probably need to add a text amendment or two to cover this issue in our regulations. P. Allegretti said we might not use air B&B, per se. Jamie said a single family home in RR district implies it's owner occupied; it's a use issue and not an owner issue (B&B or Inn). R. Wishart asked how many B&B's there are in town. It was stated that there are maybe 2. L. Grossman said he believes that there are 6 current Pomfret Air B&B's listed. There was a small discussion of altering the regulations.
5. **Signs** – Jamie gave out information regarding the court case on signs. There was a short discussion and he said we should be aware of this ruling. P. Allegretti said he still needs to give Marion an answer regarding the Commission filing a text amendment on signs.

Jamie mentioned that there is going to be an all-day seminar at Wesleyan on 3/18/17.

IV. Adjournment – B. Champany made a motion to adjourn. It was seconded by L. Grossman and approved. Meeting adjourned at 8:40 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved: _____