

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
WEDNESDAY, MAY 29, 2013 AT 7:00 PM
OLD TOWN HOUSE**

In Attendance: Commission Members Walter Hinchman, Phil Allegretti, Richard DiBonaventura, Ted Tsanjoures, Eric Pohlman and Alternate Christopher Burke; Staff - Ryan Brais, ZEO and James Rabbitt, Town Planner.

Absent: Members Martha Paquette; Beverly Champany; and Alternates Kimberly Bergendahl and Antonio Amaral.

Walter Hinchman opened the meeting at 7 pm. He sat C. Burke for the meeting.

I. Regular Meeting –

A. Current Business

1. Items to add to the agenda – Kathryn Fortin of Paine Road would like to speak to the commission regarding a food truck possibly at the Pomfret Tire property or elsewhere along Rte. 44. Ms. Fortin was not present, so we continued with the agenda. M. Nicholson would like to speak to the commission regarding the sewer project. W. Hinchman said he also has something to discuss with the commission. W. Hinchman made motion to move Maureen issue under Section III Commission Business Item A and shift Items A and B to items B and C. He moved to move his issue under Section III Commission Business Item D. This was seconded by C. Burke and approved.
2. Approve Minutes of Regular Meeting of April 22, 2013 – P. Allegretti made a motion to approve the minutes as written. R. DiBonaventura seconded the motion and it was approved unanimously with one abstention.

B. Pending Application(s) – none

II. New Business

A. Acceptance of New Application(s) –

1. Raynham, Inc., 589 Brayman Hollow Road, 2 lot subdivision. Annie Klein from CME was present and spoke for the applicant. They are looking to do a subdivision with the existing house on a 2.2 acre lot, which would leave approximately 645 acres. The map shows a place for a potential single-family home, but they are not building anything now, it is just theoretical. The applicant submitted a request for waivers of Sections 2.5.2, 4.5.4, 3.2.7, 5, and 7. Jamie stated that the request was unnecessary because they could be handled during the discussion of the application. W. Hinchman said he agreed with Jamie's insight. Jamie did mention that there are some statutory administrative issues regarding this application. J. Guskowski said he sent the CRR to NECCOG and the Town of Woodstock with no response. Jamie stated that the CRR's were sent outside of the regulatory period. J. Guskowski said that regarding the abutter letters discussion, anyone who showed up at the 4/22/13 meeting would know that the application wouldn't be heard until 5/29/13 and he felt comfortable with his decision not to re-send the CRR's. E. Pohlman then asked about the conveyance fee and at what point it would be set. Tim Townsend spoke and told the commission that he was under the impression that the fee would be \$6,000.00. Jamie stated that \$6,000.00 is a reasonable fee. W. Hinchman made mention that the applicant has proposed a fee of \$6,000.00. P. Allegretti asked if it was adequate for a note on the land rather than pay the fee now. Jamie said that the regulations include that the fee is paid now at the time of application. J. Guskowski said he thought the conveyance would be paid upon the sale of the existing caretaker's lot. Jamie said he needs time to review this information. W. Hinchman then said the commission would accept the application. It was seconded by R. DiBonaventura. It was stated that NECCOG and Woodstock can either respond or not. This will be continued at the next meeting on 6/24/13.

- B. Citizen's Comments –none
- C. Correspondence –Town of Woodstock text amendment notification; brochure regarding pipeline safety; fliers from ClearScapes; and CL&P approval for high power lines
 - 1. ZEO Report
 - Permits:
 - a. Christopher Green, 17 Town House Drive, permit for an above ground pool
 - Violations: none
 - 2. Complaints: none

III. Commission Business

- A. Maureen Nicholson regarding the sewer project. She handed out copies of a map prepared by KWP. There was a minor discussion about the project and what it will look like. There will be a Public Hearing and then a Town Meeting with possible construction in June 2014. W. Hinchman asked if the properties outlined in black on the map are the properties that will hook up to the sewer line. M. Nicholson said yes, it includes Pomfret School, Rectory School, and Loos. The lower property is the Murdock Property. W. Hinchman asked if anyone had questions about this. P. Allegretti asked what the maximum volume of this line would be. M. Nicholson said she wasn't sure but that they would only be using about 1/3 of its capacity. E. Pohlman asked how this was being funded. M. Nicholson said by the USDA (\$5.9 mil) loan and grant. W. Hinchman mentioned that the three properties tying in would be responsible for the loan. M. Nicholson said that this would leave virtually no cost to the town.
- B. Citizen's Comments – None
- C. Discussion of documentation submitted by the AG Commission to be P&Z Commission regarding the update of their POCD. Nothing further from the AG Commission. R. DiBonaventura moved that this be postponed until the next meeting.
- D. Walter Hinchman spoke to the commission regarding a piece of land north of Sealy Brown Village that is land locked. He was wondering if Sealy Brown would allow access off of their driveway. P. Allegretti said the driveway is adequate for Sealy and more. Jamie said that if Sealy would allow it and there are no issues in the deed, it could be done. W. Hinchman said there is nothing in the regulations to forbid this.

IV. Adjournment

- T. Tsanjoures made a motion to adjourn the meeting. It was seconded by
- E. Pohlman and approved unanimously. The meeting adjourned at 7:55 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved_____