

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JUNE 24, 2013 AT 7:00 PM
POMFRET SENIOR CENTER**

In Attendance: Commission Members Phil Allegretti, Richard DiBonaventura, , Martha Paquette; Beverly Champany; Eric Pohlman and Alternates Christopher Burke and Kimberly Bergendahl; Staff - Ryan Brais, ZEO and James Rabbitt, Town Planner.

Absent: Members Walter Hinchman, Ted Tsanjoures, and Alternate Antonio Amaral.

Phil Allegretti opened the meeting at 7 pm. He asked that C. Burke and K. Bergendahl be seated for the meeting. R. DiBonaventura made a motion to do so. It was seconded by B. Champany and approved unanimously.

I. Regular Meeting –

A. Current Business

1. Approve Minutes of Regular Meeting of May 29, 2013 – C. Burke made a motion to approve the minutes as submitted. R. DiBonaventura seconded the motion and it was approved unanimously with three abstentions.

B. Pending Application(s)

1. Raynham, Inc., 589 Brayman Hollow Road, 2 lot subdivision. Commission received formal request letter from CME for fee-in-lieu of for the lot and document from NDDH. Jamie also submitted a letter dated 6/22/13 with his findings/recommendations regarding this application along with four conditions of approval. E. Pohlman had a question about verbiage between should/need. Jamie explained this issue and he also stated that they only need to pin/monument the new lot, not all 650+ acres. P. Allegretti asked if there was any further discussion. R. DiBonaventura asked if this lot was bordered by a stone wall. Jamie said no, that it's a very wooded area. He also mentioned that the commission needed to act on the waiver request before approving/denying the application. The waivers were requested for Sect. 2.5 (only for the new lot), Sect. 4.5.4, and Sect. 9.13 for the existing lot. P. Allegretti made a motion to approve the waivers. It was seconded by M. Paquette and approved unanimously. R. DiBonaventura then made a motion to approve the application based on Jamie's findings/recommendations letter and conditions of approval. C. Burke seconded the motion and it was approved unanimously.

II. New Business

A. Acceptance of New Application(s)

- 1, Glenn Postemski, 173 Drown Road, 42' x 48' storage barn. This is going to need a special permit due to the square footage so a Public Hearing will be scheduled for next month's meeting. G. Postemski was present and spoke regarding the barn. He said it is going to be a Colonial barn on a monolithic concrete bed (basically used as a workshop) _ . Jamie told Glenn he would work with him regarding the special permit and waivers, etc. but Glenn could read through Sections 13 and 14 of the regulations. Phil explained to Glenn how to request waivers, etc. Jamie also asked that Glenn submit information on the siding type, materials, etc. Public Hearing will be scheduled for 7/22/13.

B. Citizen's Comments –none

C. Correspondence –Town of Woodstock text amendment notification regarding proposed changes; this will be added onto next month's agenda

1. ZEO Report

Permits:

- a. Sally Scott, Pomfret Street, 12' x 12' deck

Violations: none

2. Complaints: none

III. Commission Business

- A.** Woodstock Academy regarding discussion of potential purchase and use of property in the Pomfret Street Residential District. Robert Blackmer and Assistant Headmaster Joseph Campbell were present for Woodstock Academy. R. Blackmer said that Woodstock Academy would like to purchase property in Pomfret to house foreign students. He had spoken to W. Hinchman before Walter left on his summer volunteer program. He also spoke with Jamie regarding the regulations. Jamie said that filing a text amendment would behoove the Academy. They considered coming in with a text amendment for this meeting, but decided to have a discussion first and go from there. Bob mentioned that he had been involved with the initiation of the regulations start up. Bob said that there are three things to keep in mind regarding the property being used as a dormitory: 1) the students are not allowed to have personal autos; they are transported by the school; 2) there are adults on the property at all time, living in the building; and 3) the Academy pays taxes in Woodstock and would pay taxes in Pomfret, too. Phil said that when he first read through the regulations, he thought this would be OK, but he said the devil is in the details. A text amendment would focus on a private educational institution. There was further discussion regarding this issue. Bob said that their intention was to put forth a text amendment in the Pomfret Street Residential district only and not a town wide issue. They felt this would be a good spot for them to have a dormitory. J. Campbell mentioned that they are currently leasing property much further away in Woodstock but this property conforms to what they need; it has six bedrooms on the 2nd floor of which 5 have direct access to a bathroom. He also stated that there are usually one or two parents living in the building to keep it similar to a family unit. They will submit a text amendment for the next meeting.
- 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. P. Allegetti asked for a motion to remove this item from the agenda. M. Paquette made a motion to do so. It was seconded by K. Bergendahl and approved unanimously.

IV. Adjournment

- B. Champany made a motion to adjourn the meeting. It was seconded by R. DiBonaventura and approved unanimously. The meeting adjourned at 8:07 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved _____