

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JULY 23, 2012 AT 7:00 PM
POMFRET SENIOR CENTER**

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

- I. **Regular Meeting** – P. Allegretti opened the meeting at 7:05 pm. He said he would like to seat K. Bergendahl for W. Hinchman before we get into the agenda. B. Champany made a motion to do so. R. DiBonaventura seconded the motion and it was approved unanimously.
 - A. **Current Business**
 1. Items to add to the agenda – N/A
 2. Approve Minutes of Regular Meeting of June 25, 2012 – R. DiBonaventura made a motion to approve the minutes as submitted. B. Champany seconded the motion and it was approved unanimously. There was one abstention.
 - B. **Pending Application(s)** –
 1. **Brice Murren, 394 Mashamoquet Road**, machine shop in existing 6' x 12' building. Mr. Murren was not present at the meeting and action has to be taken on this due to time constraints. This item was tabled for now.
 2. **George Avery/Donna Sabourin, 394 Mashamoquet Road**, 12' x 28' pipe tent on slab to store old truck. They submitted a letter to the commission requesting a 65 day extension. No further discussion on this issue for now.
- II. **New Business**
 - A. Acceptance of New Application(s) – N/A
 - B. Citizen's Comments – None
 - C. Correspondence –None
 1. ZEO Report – R. Brais had nothing new for this month
- III. **Commission Business**
 - A. Citizen's Comments – None
 - B. **Discussion – Accessory buildings**

P. Allegretti said that regulations in all zones require a special permit for all buildings over 200 sq. ft. He feels that the commission needs to file an application for a text amendment. He is thinking of approximately 800 sq. ft. (approximately the size of a two-car garage). E. Pohlman asked what the number is in other towns. P. Allegretti said he hadn't researched it yet. J. Rabbitt said that it differs in towns; some are the size of a one-car garage, some towns have square footage but no more than twice the size of the existing building. There is a concern regarding proportionality. R. DiBonaventura said we should definitely increase the number but on a two acre lot other issues come into play; but, there's room to bump the number up. After further discussion, K. Bergendahl said the number should be increased but she is unsure on how to base it because it could create more administrative work. P. Allegretti said that the minimum house size is 800 sq. ft. and that this issue would need to go to a Public Hearing. J. Rabbitt said that if you used 50% of existing footprint, then 800 sq. ft. will allow 400 sq. ft. For a 3,000 sq. ft. with a 1,500 sq. ft. footprint, 750 sq. ft. would be allowable. E. Pohlman mentioned that a large outbuilding throws the look of the area off. P. Allegretti said scale is important. R. DiBonaventura likes Jamie's idea of 50% of the size of

the existing building footprint. J. Rabbitt then said maybe it should be 50% of existing building footprint or no more than 800 sq. ft. We need to pay attention to scale/proportionality. He then asked Phil if there is there any limit to size. P. Allegretti said that if it is over 800 sq. ft., then it needs to go to special permit. J. Rabbitt said it should harmonize with the neighborhood. P. Allegretti then asked the commission if they thought we should move forward with changing the 200 sq. ft. to 800 sq. ft. A Public Hearing will be scheduled and abutting towns and NECCOG need to be notified. He will complete the text amendment application. The application will be received at the August 27th meeting and the Public Hearing will be scheduled for the September meeting. J. Rabbitt mentioned that commissions should make motions to waive fees regarding commission applications. E. Pohlman then asked at what point we determine that 800 sq. ft. is the right number. P. Allegretti said that will be after the Public Hearing, during the discussion and going over information received from the public, if any.

At this point, we returned to the tabled item IB1, Brice Murren, 394 Mashamoquet Road, machine shop in existing 6' x 12' building. Brice is not present. J. Rabbitt said this application was received 5/29/12 and the commission has 65 days to act on it. 394 Mashamoquet Road is zoned Rural Residential; however, it has a mixed use of residential and commercial. The status of the outbuilding is unknown with regards to its legal historic use. The applicant has not submitted proof of prior use. He did not comply with the site plan criteria or request an extension; therefore, the application is incomplete and it is not one of the permitted uses in that zone. R. DiBonaventura so moved what Jamie said. E. Pohlman seconded the motion. R. DiBonaventura then asked Jamie if that was all the items for denial. Jamie said that the application does not comply with permitted uses in the Rural Residential zone and it did not meet the required site plan criteria. The motion to deny was then approved unanimously.

IV. Adjournment

Bev Champany made a motion to adjourn the meeting. It was seconded by K. Bergendahl. The motion to adjourn was then approved unanimously. The meeting adjourned at 7:45 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved _____