

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, FEBRUARY 25, 2013 AT 7:00 PM  
POMFRET SENIOR CENTER**

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

Walter Hinchman opened the meeting at 7 pm and said he would like to seat K. Bergendahl and C. Burke. B. Champany made a motion to do so. It was seconded by R. DiBonaventura and approved unanimously.

**I. Regular Meeting –**

**A. Current Business**

1. Items to add to the agenda - the clerk asked to add a request to release cost base fees to Sarantopoulos. W. Hinchman made a motion to add. P. Allegretti seconded and the motion was approved unanimously. It was placed as an item under Commission Business.
2. Approve Minutes of Regular Meeting of November 26, 2012 – B. Champany made a motion to approve the minutes as submitted. P. Allegretti seconded the motion and it was approved unanimously.

**B. Pending Application(s) – none**

**II. New Business**

**A. Acceptance of New Application(s)**

1. Windham County 4H Foundation, Inc., 326 Taft Pond Road; addition, facilitate compliance with building and health codes, kitchen facilities upgraded, energy efficiency improved, fire protection added, and power will be upgraded including installation of emergency generator. Present to speak for the application was Dennis Blanchette of J&D Civil Engineers and Art Hall, project architect. D. Blanchette spoke first with an overview of the camp established in 1954 situated in the rural residential zone. It is an existing non-conforming camp building and they have parking in the area of their ball field. At this point, A. Hall spoke to the commission regarding his part in the project. He said the main reason for all of this is because they camp wanted to improve their kitchen facilities, which is the cause for the expansion. He gave an overview of the placement of rooms and the need to add a sprinkler system. With that comes the adding of an emergency generator to supply the three phase power for the sprinklers. He said that things are being reconfigured, including new bathrooms upstairs with the kitchen and utility room below. D. Blanchette then spoke to the commission again regarding the proposed work. The work area is approximately 1.4 acres. They are going to replace the grease trap. NDDH approval has already been received. There is a need for 116 parking spaces and they would like to keep the ball park as a parking area, too. There will be 47 crushed trap rock spaces and 69 ball field spaces. The spaces are 9' x 18'. They will be saving some of the existing trees and adding some new ones. The existing screening will be continued. This project is mostly renovations and upgrades. W. Hinchman asked D. Blanchette if he reviewed the plans with J. Rabbitt. D. Blanchette said his partner had reviewed it with Jamie. J. Rabbit then spoke and said that this activity impacts the wetlands and was approved by the Inland Wetland and Watercourses Commission. He said he has reviewed about 95% of the plan. There will be slight modifications to the drainage as required by the IWWC and the use of ¾" or 1 ¼" trap rock mix. R. DiBonaventura then said that seeing it is a site plan review, the commission can vote on it tonight. Jamie then said that the commission has 65 days to act and he hasn't prepared a draft motion for this application yet. He thought that maybe this should be tabled for tonight so the members can observe the site and familiarize themselves with the project. D. Blanchette said that he was only

presenting tonight, not seeking approval right away. He thought he would get comments and do updates for the next meeting. Jamie thought they should look at the existing vegetation and use it towards the landscaping requirement. W. Hinchman then told D. Blanchette that he would like to receive the waiver request before the next meeting. D. Blanchette was unaware of a formal waiver request, but said that he would ask Jamie to help him. E. Pohlman said he had been at the camp about 20 years ago. He said he would rather see field than asphalt. He thought the existing vegetation could be a possible waiver. He doesn't see the need to continue on to the next meeting. P. Allegetti suggested the commission table this until their meeting next month so Jamie can go through everything and the commission members can over a very detailed application. Jamie said he would have a discussion with Janet/Dennis regarding the waivers. P. Allegetti made a motion to table this application to the next meeting. R. DiBonaventura seconded the motion and it was approved unanimously. Jane Ryder, President of the Foundation spoke regarding how they've been trying to get this done for the last 10 years. She said it will not increase the number of people because they can't have any more than 250 people at one time. This is only to improve; not to be bigger, but better and to get it done right the first time. Sandra Ahola, Treasurer of the Foundation then spoke. She said the camp is an institution in the Town of Pomfret. She said the Foundation had received \$500,000 from the State of Connecticut towards this project. She sees an awful lot of support out there and the camp will continue on with the same level of service. They serve children in the Windham/Tolland counties and are still fund raising to meet their goal. Heather Logee, Camp Director then stated that she wanted it to be understood that the ball field is of major importance to the camp.

Just before the second new application was to be given to the commission, Anthony Simpson, owner of 77-79 Deerfield Road submitted a letter to the commission requesting a withdrawal of the application for the previous address due to the lack of a complete application. He requested that the funds paid be used when they re-submit a complete application package to the commission.

2. Alain Beret, 77-79 Deerfield Road; change residence into owner occupied country inn and events venue. This application was withdrawn and will be re-submitted at a later date.

**B. Citizen's Comments – None**

**C. Correspondence –**

1. ZEO Report Nothing new
2. Complaints (existing):
  - a. Barry Peloquin, 59 Longmeadow Drive

Commercial equipment on a residential property (bucket truck, chipper, mason dump). Ryan said he sent a letter to Barry Peloquin requesting a list of the equipment on his property, but Mr. Peloquin did not send a response. Ryan said that the equipment seems to remain in the same place. He feels that there is no issue of a violation.

**III. Commission Business**

**A. Citizen's Comments – None**

- B.** Discussion of documentation submitted by the AG Commission to be P&Z Commission regarding the update of their POCD. Ellsworth Chase was present to speak for the AG Commission. He said the 7-page document they submitted to the commission last October had specific recommendations regarding agriculture in town for the POCD. They feel that agriculture needs more visibility in the plan and that supporting farming has significant financial impact to the town. After further discussion, Jamie said that the POCD is an overriding policy document and that maybe policy statements could be made regarding a goal to promote agriculture with a list of objectives for the goal. E. Chase said he would speak with the AG Commission and come back to the commission with more specifics.

- C.** Discussion of withdrawn application for 77-79 Deerfield Road. Alain Beret spoke to the commission regarding the withdrawn application. He said they would like to turn the mansion into a country inn that holds events and will be owner occupied. There will be 14 bedrooms available. They would like to conduct functions with up to 250 people, but are

well aware that the number at an average function is 150. They feel the property will support 250. They have done this before with another property in Massachusetts. They feel this property has all the elements to become a successful entity. W. Hinchman then told him that he needs to familiarize himself with the requirements under Special Permits in the regulations. He told him that Jamie would be a good source of information for continuing with the application. R. DiBonaventura said that this could rival the Lord Thompson Manor and it would be a great thing for the town. Jamie then explained about text amendments and time frames. Mr. Beret asked what the criteria would be for change (text amendment). Jamie said he would have to propose an application for a text amendment to the regulations and submit it to the commission. W. Hinchman then said they would have to hold a hearing and that any information Mr. Beret could bring regarding the two properties he's already worked on would be a plus. Jamie then said that this amendment would be for a particular zone not a particular property. This residence is in the Pomfret Street Residential district. R. DiBonaventura then said he would encourage the applicant to make an amendment more constrictive to the property.

- D.** Request for release of Sarantopoulos cost base fees. W. Hinchman asked both Jamie and R. Brais if they felt there would be any further billing on this issue. They both said no. W. Hinchman then made a motion to return the fees. It was seconded by M. Paquette 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 9:05 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved \_\_\_\_\_