

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
MONDAY, JANUARY 6, 2014 AT 7:00 PM  
POMFRET SENIOR CENTER**

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

Walter Hinchman opened the meeting at 7 pm. He made a motion to seat K. Bergendahl and R. Rich for E. Pohlman and B. Champany. R. DiBonaventura seconded the motion and it was approved unanimously.

**I. Regular Meeting –**

**A.** Roll Call

**B.** Current Business.

**C.** Approve Minutes of Regular Meeting of November 25, 2013. P. Allegretti made a motion to approve the minutes as submitted. R. DiBonaventura seconded the motion and it was approved unanimously.

**D.** Pending Application(s)- none

**II. New Business**

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

1. Jaehyun Park, 92 Longmeadow Drive, Class I Home Occupation; educational counseling and residential house. Jamie mentioned they were going to use part of the home as an office to be used similar to career path help. There is no site plan or floor plan layout. No workshops, etc. can be held there. This is going to need site plan approval. Ryan explained his talk with Mr. Park and will contact him to let him know that more information is needed. We also need to verify that Mr. Park has permission from the owner of the house to have this office in the house and more clarification of the application is needed. R. DiBonaventura made a motion to postpone/table this discussion until the next meeting of the commission. P. Allegretti seconded the motion and it was approved unanimously.
2. Peter B. Mann, 125 Valentine Road, Class I Home Occupation; home office. Ryan explained the application. He said that any traffic would be maybe 1-2 UPS deliveries each week. This application needs site plan approval. It will be a Class II Home Occupation. Applicant will be contacted by Jamie and, if possible, legal notice for a public hearing regarding this application will be published on 1/15/14 and 1/22/15. A motion was made by R. DiBonaventura to schedule a public hearing once the applicant submits the additional funds with the Town. It was seconded by M. Paquette and approved unanimously.

**B.** Citizen's Comments –none

**C.** Correspondence – A. Benway asked about the State of CT correspondence from last month regarding 300 Putnam Road for subsurface sewage disposal design. Ryan explained that this was for Pam & Lionel Billings who are building a new home at this site and have filed for their permit.

**D. ZEO Report –**

**Permits:**

- a. No new permits this month. He does need to check on a property regarding a shed put up without permits.

**1. Violations:**

- a. Barry Peloquin, 59 Longmeadow Drive - a cease and desist was issued to Barry Peloquin of 59 Longmeadow Dr. for the storage of commercial vehicles on a residential property. Atty. Higgins sent Mr. Peloquin a letter stating that if the vehicles were not removed from the property, the Town would take legal action. Upon inspection on November 20<sup>th</sup>, there were no vehicles on the property. This will continue to be monitored. This situation has been resolved and can now be removed from the agenda.
- b. Pixie Rahe of Old Rte. 44 – a cease and desist was issued to Pixie Rahe of 10 Old Route 44 for operating a retail use on a residential property. Pixie has continued operating her Barn Sale on the weekends. Ryan spoke with her and she informed him that she disagreed with the content of his cease and desist and his opinion that her barn sale was in violation of the regulations. Ryan informed her of how to appeal to the Zoning Board of Appeals and that she had 30 days from the date of receipt to do so. No appeal was made to the Zoning Board of Appeals as of the 30 day deadline (October 24<sup>th</sup>) and she continued to operate for a few weekends. Due to the end of the season, it appears as though sales have come to a close. This order will continue for future seasons, so this will again be monitored in the spring. The Lees were present and mentioned that she had just had another sale this past weekend. Ryan then told the commission that he would like to give Atty. Higgins a call regarding this issue.

**III. Commission Business**

- A. Citizen's Comments – none
- B. Request to place caveat on land records for Marion Nuccio – after discussion, M. Paquette made a motion to put a caveat (due to fees owed to the Town and commission) on the property located at 189 Pomfret Street. It was seconded by R. DiBonaventura and approved unanimously.
- C. Zoning Regulations – there was no sufficient public notice regarding this, but Jamie updated the commission regarding his working with the Selectmen about doing text amendments for athletic field lighting (little league field) and signage regulations (primarily for the community school). W. Hinchman made mention that when the regulations were written, the Town was not exempt from the regulations. This will be discussed again at a later date.

**IV. Adjournment**

- M. Paquette made a motion to adjourn the meeting. It was seconded by K. Bergendahl and approved unanimously. The meeting adjourned at 7:48 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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