

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
MONDAY, JANUARY 27, 2014 AT 7:00 PM  
POMFRET SENIOR CENTER**

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

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. Public Hearing**

1. Peter B. Mann, 125 Valentine Road, Class II Home Occupation; home office. Mr. Mann was present. He is putting an office above his garage. Jamie mentioned that there could be up to two additional employees for this office. The location is 300-350 feet off the road with full vegetation for most of the year. It is about 100 feet from the house. There are three parking spaces. Mr. Mann has submitted a letter requesting waivers for Section 14.4.2 a-z. Given the nature of the application, Jamie feels that the waivers are appropriate. He would like Mr. Mann to note the square footage on the 2<sup>nd</sup> floor (800). W. Hinchman then read the letter Mr. Mann wrote to the commission requesting the waivers of Section 14.4.2 1-z. R. DiBonaventura then asked Jamie if the application was complete. Jamie said the waiver request was there and as long as the CRR's were there, we were set. There were no CRR's for abutters. Mr. Mann forgot to notify them. Jamie then mentioned that the specifics for Mr. Mann's notice to abutters in in Section 13.5.3. Mr. Mann updated his letter to include Section 14.4.2 a-cc. He will also send out letters to notify the abutters to his property. R. DiBonaventura made a motion to continue this public hearing to our next regularly scheduled meeting on February 24. B. Champany seconded the motion and it was approved unanimously.

**II. Regular Meeting –**

**A. Roll Call - done**

**B. Current Business**

1. Approve Minutes of Regular Meeting of January 6, 2014. P. Allegretti made a motion to approve the minutes as submitted. R. DiBonaventura seconded the motion and it was approved unanimously. There were two abstentions.

**C. Pending Application(s)-**

1. Peter B. Mann, 125 Valentine Road, Class II Home Occupation; home office; this was continued to February 24<sup>th</sup> meeting
2. Jaehyun Park, 92 Longmeadow Drive, Class II Home Occupation; educational counseling and residential house; R. DiBonaventura made a motion to postpone this item until the next meeting. B. Champany seconded and it was approved unanimously.

### **III. New Business**

- A. Acceptance of New Application(s) – none
- B. Citizen's Comments –none
- C. Correspondence – free training sessions being given a SECCOG by the Land Use Academy. There will be two topics covered: Legal Requirements & Procedures, Roles and Responsibilities will be on March 31, 2014; Basic Elements of Plan Reading will be on April 7, 2014. To register, either e-mail [Office@seccog.org](mailto:Office@seccog.org) or call 860-889-2324 and mention Land Use Workshop. The instructor for both sessions will be Bruce Hyde, Land Use Academy Director, UConn Center for Land Use Education and Research.
  - 1. ZEO Report –  
Permits:
    - a. Two permits were issued this month: Gerald Daigle of 120 Orchard Hill Rd. for a 12" x 18" deck; Mark Tetreault for a new house at 351 Mashamoquet Rd. This is one of the subdivision lots from the farm house at the intersection of Covell Rd. A wetlands permit was granted in 2013 for the work. At this point, the silt fence has been installed and the builder will contact me prior to starting the work.
  - 2. Violations:
    - a. 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. This violation is ongoing. There hasn't been any activity seen over the past few weekends. There are signs still up around town.

### **IV. Commission Business**

- A. Citizen's Comments – none
- B. Arthur Diaz, preliminary discussion of property located at 467 Pomfret Street. Tony Malagrino was present for A. Diaz who couldn't be here. There is the possibility of an estate buying the aforementioned property and gifting it to the school. It would remain residential and would be occupied by staff/faculty of the school. W. Hinchman said he had spoken with A. Diaz and that this is actually pending. Tony Malagrino said it is a very nice offer and that it is the same property that Woodstock Academy was interest in). They are waiting for their architect to make recommendations regarding renovations to the residence. Jamie said there are two residential districts in Town: 1) permitted use as of right, and 2) permitted via special permit. He said this doesn't look like something not permitted, just a closer review under special permit. There was a discussion of property owned by Pomfret School and an access way behind the library. Jamie then showed the NECCOG aerial of the property to the commission. W. Hinchman said that changing the use of the property from a single family to other use would require the special permit process. Jamie said they would look at locational use and how it impacts the area. The switch from single to faculty housing would result in more scrutiny with the more faculty involved.

After this discussion, W. Hinchman mentioned that he had sat with S. Sullivan and other deacons from the Congregational Church, who told him that the property is not for sale. They are going to rebuild.

**IV. Adjournment**

E. Pohlman made a motion to adjourn the meeting. It was seconded by  
B. Champany and approved unanimously. The meeting adjourned at 8:00 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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