

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, APRIL 28, 2014 AT 7:00 PM
POMFRET SENIOR CENTER**

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

Walter Hinchman opened the meeting at 7:05 pm.

I. Regular Meeting –

A. Roll Call - taken

B. Items to Add to the Agenda –

1. Letter from Atty. Cotnoir re: Ridgewood Farms release of funds
2. Letter from Rich DiBonaventura re: Longmeadow Automotive release of funds
W. Hinchman made a motion to move the two above-mentioned items to positions III B and III B1 respectively on the agenda. P. Allegretti seconded the motion and it was approved unanimously.

C. Current Business

1. Approve Minutes of Regular Meeting of March 24, 2014 and Special Meeting of April 7, 2014. R. DiBonaventura made a motion to approve both sets of minutes as submitted. P. Allegretti seconded the motion and it was approved unanimously. There were 2 abstentions.

D. Pending Application(s)-

II. New Business

A. Acceptance of New Application(s)

1. Ellsworth Chase, 32 Covell Road, special permit for addition to barn.
M. Paquette made a motion to accept the application. It was seconded by B. Champany and approved unanimously. Due to the application needing a special permit, a Public Hearing will be scheduled for May 28, 2014 at 7 pm. The applicant is responsible for sending out notices to his abutters.

B. Citizen's Comments –none

C. Correspondence –

distribution of free magazine from realtor; letter from Town of Putnam regarding a change to their regulations and maps; a letter from Pomfret Community School regarding new signage was read into the record by W. Hinchman. There was a lot of discussion regarding school signs, possible amendment to the regulations, and information regarding State contacts for signs. W. Hinchman said there is no easy answer but asked Jamie and Ryan to look into State assistance that the Selectmen can contact for signs regarding speed limits and identification of school area, especially with this school at the intersection of two major State roads. There was a directive from the Commission for the Planner to look at a punch list and write regulation for new sign size. P. Allegretti asked how long Jamie thought it would take to accomplish this. Jamie said 5-10 hours. P. Allegretti asked that it be no more than 10 and Jamie agreed.

1. ZEO Report –
 - Permits issued:
 - a. 394 Mashamoquet Road for a shed that was constructed without permits. This was also a wetlands violation that is being resolved.
 - b. 408 Deerfield Road for the conversion of a 10' x 12' deck to a mudroom.
 - c. 201 Mashamoquet Road for a 12' x 20' shed.
 - d. 288 Paine Road, for a shed
 - e. 405 Mashamoquet Road for former Pete's Drive-In to begin operating as Rosie's Drive-In. They will be operating under the same terms as what was approved for Pete's when the remodel was approved.
2. Complaints/Violations: No new complaints or violations this month
 - a. Pixie Rahe of Old Rte. 44 – a cease and desist was issued to Pixie Rahe of 10 Old Route 44 for perpetual yard/barn sale

W. Hinchman mentioned that he saw an army truck and yellow bucket truck at the Peloquin property on Longmeadow Drive.

III. Commission Business

- A. Maureen Nicholson, Platt property – the First Selectmen stated that the Town would like to purchase a piece of land known as the Platt property, which wraps around the Town garage. It will buffer the garage area, but there are no plans to develop the property. A couple of maps were shown to the Commission members. The First Selectmen needs to know if this meets the Plan of Conservation and Development. This property is also land-locked. R. DiBonaventura made a motion that it is consistent with the POCD. B. Champany seconded the motion and it was approved unanimously.
- B. Ridgewood Farm, LLC, letter of credit from People's United Bank, request for release; also, request to release surety bond with Town (letter from Atty. Cotnoir re: transfer of funds and release of funds/surety). B. Champany made a motion to approve the above releases. R. DiBonaventura seconded the motion and it was approved unanimously.
- B1. Richard DiBonaventura – letter requesting release of unused funds for Longmeadow Autotmotive. M. Paquette made a motion to release the unused funds. A. Benway seconded the motion and it was approved unanimously (one abstention).
- C. List of cost base fees to be refunded – need motion to release. After discussion, B. Champany made a motion to release the funds for all Planning and Zoning applications except for Hull Forest Products and Windham County 4-H, as they still have open projects going on. M. Paquette seconded the motion and it was approved unanimously.
- D. Citizen's Comments – none
- E. Discussion of Plan of Conservation and Development. Walter stated that in the first eight pages of the document, there are not a whole lot of changes that need to be made. He also stated that the last four pages really don't need much change either. He feels that the material in the middle of the document needs some discussion. Walter suggested that the Commission have another meeting prior to our next scheduled meeting regarding the first eight pages and last four pages of the POCD. Jamie will gather statistics over the summer for comparison purposes. The mapping will be re-done. They will work with NECCOG and get mapping aligned. Walter then mentioned that page five is regarding farm land and that maybe we should ask the AG Commission for input. We would also need to come up with the number of home-based business. It was then decided that the commission will hold a special

meeting on May 12, 2014 at 7 pm at the Senior Center for the purpose of discussing the POCD.

IV. Adjournment

B. Champany made a motion to adjourn the meeting. It was seconded by M. Paquette and approved unanimously. The meeting adjourned at 9:05 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved_____