

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING MINUTES AMENDED
MONDAY, MAY 28, 2014 AT 7:00 PM
POMFRET SENIOR CENTER**

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

Walter Hinchman opened the meeting at 7:00 pm. He asked that K. Bergendahl and Rebecca Rich be seated for the meeting. R. DiBonaventura said so moved, it was seconded by P. Allegretti and approved unanimously.

I. Public Hearing –

- A. Ellsworth Chase, 32 Covell Road,** addition to barn. Mr. Chase was present and spoke regarding his application for a special permit for an addition to his existing barn. R. Brais said he spoke with Mr. Chase and everything appears to be in order. Walter asked for public comments. Jamie said that there is one outstanding requirement necessary which is a waiver request regarding the site plan. The commission needs a written request for waiver of Section 14.4.2 a-cc. Mr. Chase wrote the request while the public hearing was in session and submitted it to the commission. Walter asked if there was any reason not to close the public hearing. R. DiBonaventura made a motion to close the public hearing. It was seconded by K. Bergendahl and approved unanimously.

II. Regular Meeting –

A. Roll Call - taken

B. Items to Add to the Agenda –

1. Pomfret Congregational Church representatives to speak to commission. Walter made a motion to add this to the agenda under Section IV Commission Business. It was seconded by P. Allegretti and approved unanimously.

C. Current Business

1. Approve Minutes of Regular Meeting of April 28, 2014 and Special Meeting of May 12, 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 3 abstentions.

D. Pending Application(s)-

1. **Ellsworth Chase, 32 Covell Road,** addition to barn. P. Allegretti said that it appears that everything is in order. R. DiBonaventura made a motion to waive the required items in Section 14.4.2 a-cc. P. Allegretti seconded the motion and it was approved unanimously. K. Bergendahl then made a motion to approve the application. It was seconded by E. Pohlman and approved unanimously.

III. New Business

A. Acceptance of New Application(s)

1. **Board of Selectmen, 5 Haven Road,** text amendment regarding outdoor sport lighting for baseball/softball fields specifically in the Pomfret Street Residential district. Jamie said this is required to have a public hearing and he has a conflict

for next month's meeting. This would add line to Section 5.2.21. Walter said this would add a general section to our regulations to apply for a special permit for special lighting. E. Pohlman asked if there would be a time set for this. Jamie said the primary impact would be on the neighborhood but lights would go off after 10:30 pm. This would give someone the opportunity to apply for lighting of a softball/baseball facility. E. Pohlman asked if there could hold concerts there. Jamie said no, it is not allowed. Walter said he had lunch with Jamie to discuss writing a draft for this text amendment. He is opposed to the Selectmen applying; feels it should be done by the Little League. It will need specifics under special permit conditions.

Tabled discussion of when next meeting will be held and set date for public hearing.

B. Citizen's Comments –none

C. Correspondence – distributed Clearscapes newsletter; letter from citing council regarding the high power lines; letter from citing council regarding an update on the facility at 82 Tyrone Road.

1. ZEO Report –

Permits issued:

- a. 212 Covell Road for a 10' x 18' shed
- b. 185 Pomfret Street for a 12' x 30' deck on rear of house
- c. 549 Taft Pond Road for a 14' x 30' deck on rear of house

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; this is ongoing. No activity seen yet this season.
- b. Barry Peloquin, Longmeadow Drive (commercial trucks). Observation of 10 wheeler military dump truck parked behind the house on a few occasions. There was a white 6 wheeler dump in the driveway one time, and there has been an equipment trailer parked in the driveway for some time. We may need the town attorney to remind Mr. Peloquin of the C&D.
- c. Adam Lessard, 54 Jericho Road – a letter was sent to Mr. Lessard reminding him that permits are required for a small gambrel style barn that is being constructed behind his house. The letter was sent on May 1 and he has not been in; however, construction has stopped for the moment. Will monitor the situation.

IV. Commission Business

A. Citizen's Comments – Ellsworth Chase, a member of the AG Commission has had an early discussion about having a Farmer's Market in Pomfret to be held at a Municipal Facility

B. Congregational Church – discussion with commission

People present representing the Congregational Church: John Cordes, Peter Deary, Mike Bonitz, Glenn Trematore, and Nancy McMerriman. Also present was Tony Malagrino from Pomfret School. M. Bonitz, Chairman of the Building Committee spoke to the commission on this issue. He assumed that everyone knew the church had burnt down and they are making new plans for re-building the church. A few weeks ago, the remainder of the church was demolished. In their preliminary meetings, they found that with only 1.5 AC and 2 roads on the property, it doesn't leave much room for a building. The former church was built before ADA

compliance. They desire to go to one level (no elevator or stairs). It will be next to impossible to build a church on this lot given the restrictions that are in place currently. They met with Pomfret School and talked about swapping properties with them. W. Hinchman asked if they were being provided water and sewerage by Pomfret School. J. Bonitz said yes and they still will be if they swap. In terms of the building fitting the area, they are going to keep it similar to what they previously had with the columns (they saved the bell). Jamie said he met with the building committee and prepared them with the regulatory hurdles they may have to cross. They may not have a hardship and have to amend the regulations. P. Allegretti asked T. Malagrino what Pomfret School would do if the swap occurred. Tony said that there has been no formal discussion on that issue yet but maybe it would become a faculty or student area. Walter then asked G. Trematore (architect) if he and his firm have built other churches in New England. Mr. Trematore said he is CEO of the firm (not an architect), but they have built over 100 churches all over the United States. He said they are working on multiple scenarios if the swap should occur. Walter said he's lived in New England all his life and architectural ideas differ in different parts of the country. G. Trematore said that churches in N. Carolina and the south would be quite similar to New England area and that his company only builds churches and church related buildings. Walter then asked if we should have another informational meeting prior to the application being filed with the commission. P. Deary said there will be a 3D plan and if swap goes through with Pomfret School, then they will show it to the commission. Jamie said that the Pomfret School lot is only 2 ½ AC and they need 4 AC. They have been advised of this issue. They may need to do a text amendment to change size of lot for a church in the Pomfret Street district. K. Bergendahl felt they should come back for another meeting prior to filing their application. Ryan mentioned that they can't create a 2 ½ AC lot from a larger lot and they also need to have enough room for parking, etc. Walter asked the church committee to stay in touch and let the commission how they can be of help. Jamie asked that they write a note that says you were here only for informational/discussion purposes and not an application. J. Bonitz wrote the note regarding this issue.

At this point we went back to discussing the June meeting date of the 23rd. Jamie is not available for that date and it is a public hearing. The date is being changed to Wednesday the 25th. The meeting of the 23rd will be cancelled. A public hearing regarding the text amendment submitted by the Board of Selectmen will be held at 7 pm on the 25th to be followed by a special meeting at 7:05 pm.

IV. Adjournment

K. Bergendahl made a motion to adjourn the meeting. It was seconded by R. Rich and approved unanimously. The meeting adjourned at 9:05 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved_____