

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
MONDAY, JULY 22, 2013 AT 7:00 PM
POMFRET SENIOR CENTER**

In Attendance: Commission Members Phil Allegretti, Richard DiBonaventura, Beverly Champany; and Alternate Christopher Burke: Staff - Ryan Brais, ZEO and James Rabbitt, Town Planner.

Absent: Members Walter Hinchman, Ted Tsanjoures, Martha Paquette; Eric Pohlman and Alternates Kimberly Bergendahl; and Antonio Amaral.

Phil Allegretti opened the meeting at 7 pm. He asked that C. Burke be seated for Eric Pohlman. R. DiBonaventura made a motion to do so. It was seconded by B. Champany and approved unanimously.

I. Public Hearing

- A. Glenn Postemski, 173 Drown Road, erect 42' x 48' storage barn. G. Postemski was unable to attend due to an unexpected issue. P. Allegretti mentioned that this application proposes a 42' x 48' storage barn with a truss frame and built on a concrete slab. There was a new item added to the folder for the PH, and that is a picture of barn, the color, etc., showing that it fits in with the area. The other new item was a request from G. Postemski to waive all items in Section 14.4.2, via Section 14.5, stating that all elements have been met. J. Rabbitt then read into record a letter regarding the special permit for this accessory building, which is over 800 square feet requiring a special permit, and for Mr. Postemski's personal use only (i.e., equipment and hay). He mentioned that Mr. Postemski requested a waiver of the submission of multi-waivers, and Mr. Rabbitt believes that Mr. Postemski is compliant with the regulations. He then read a draft motion he made containing seven conditions of approval for this application. He said the commission needs to approve the waiver of Section 14.4.2 with the wavier authority of Section 14.5. There was no one from the public to speak regarding this issue. R. DiBonaventura felt that the commission needed no further information regarding this Public Hearing. B. Champany felt the same way. B. Champany made a motion to close the Public Hearing. It was seconded by C. Burke and approved unanimously.

II. Regular Meeting –

A. Current Business

1. Approve Minutes of Regular Meeting of June 24, 2013 – C. Burke made a motion to approve the minutes as submitted. R. DiBonaventura seconded the motion and it was approved unanimously.

B. Pending Application(s)

1. Glenn Postemski, 173 Drown Road, 42' x 48' storage barn. P. Allegretti mentioned that the commission needs to vote on the request to grant the waiver. C. Burke made a motion to grant the waivers. It was seconded by B. Champany and approved unanimously. P. Allegretti then mentioned that the conditions of approval written by J. Rabbitt were pretty standard. C. Burke made a motion to approve the application with the seven conditions of approval recommended by the Town Planner in his draft letter dated 7/22/13, as follows; 1) A preconstruction meeting should be held with Commission/town staff (Planner,

Engineer, ZEO, Building Official) with building contractor prior to any construction, grading and/or excavation activity associated with the construction of the barn; 2) Complete building elevations (24"x36" – Mylar) shall be filed as part of the plan set; 3) Shop drawings and samples of building materials including colors (markups) shall be submitted to staff and reviewed to determine compliance with Commission approval prior to installation; 4) The applicant shall submit \$250 to the Town of Pomfret to be used as a deposit for site inspections associated with the site. However, the final dollar amount necessary to complete the inspection is subject to the actual time required to insure compliance with the approved site plan. Consequently, all costs associated with the review and inspection of the project with regards to compliance with the Planning and Zoning Commission's approved site plan is necessary to receive a Certificate of Zoning Compliance, which is required to receive a Final Certificate of Occupancy, shall be the responsibility of the applicant; 5) Minor field adjustments to grading and structure location may be made based on field conditions upon written approval from the Town Planner, who has been given the authority on behalf of the Town's Planning and Zoning Commission to act on their behalf. The Town Planner cannot approve any change that jeopardizes the integrity of the original design (approved plans); 6) Final as-built should be submitted to the Town to determine compliance with the approve plans. As-built shall include final grades, curbing, landscaping, buildings, signage, utilities (depth, size, location, type) and drainage. As-built may include additional information deemed necessary by town staff to determine compliance with approvals; and, 7) That all costs associated with the review and processing of the application shall be paid in full by the applicant prior to the signing of mylars and filing of a special permit. R. DiBonaventura seconded the motion and it was approved unanimously.

III. New Business

A. Acceptance of New Application(s)

- 1, Daryl Lanzendorfer, 689 Mashamoquet Road, special permit for home based business. R. Brais said that this is a Class II home based business as there will be light manufacturing in an outbuilding. J. Rabbitt told the commission that the applicant had forwarded his items to him. This is an existing home and an existing building. There will be no new building, parking or anything else. The property will be used "as is". A public hearing does need to be scheduled since the application has been accepted and the clock is ticking. J. Rabbitt feels it is a relatively simple application. P. Allegretti then stated that the Public Hearing should be schedule for August 26, 2013, at 7pm, just prior to the commission's regular meeting.

B. Citizen's Comments –Marshall Eaton was present, but it was for a text amendment application that had been submitted at the Town Hall earlier this day and could not be on the agenda for tonight's meeting.

C. Correspondence –a letter was received from the citing council regarding the gas line through town. A letter was also received from the Town of Brooklyn regarding a text revision to their regulations. There should be an administrative response from the commission to the Town of Brooklyn. Jamie will help Lynn create that. There was also a notice about the meeting held at NECCOG on 7/9/13 regarding the Airline Trail project.

1. ZEO Report

Permits:

a. Nothing new

Violations: none

2. Complaints: Pixie Ray is having her perpetual year sale. Ryan will check into it.
- IV. Commission Business**
- A. Citizen's Comments – None
 - B. Town of Woodstock text amendment notification regarding proposed changes. Phil asked if anyone from the commission stopped by the Town Hall to read the documentation. Again, there should be an administrative response from the commission to the Town of Woodstock stating that their changes have no adverse effect on Pomfret. Jamie will help Lynn create this. B. Champany made a motion to send this letter. C. Burke seconded the motion and it was approved unanimously.

IV. Adjournment

- R. DiBonaventura made a motion to adjourn the meeting. It was seconded by B. Champany and approved unanimously. The meeting adjourned at 7:35 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved_____