

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MEETING MINUTES
MONDAY, AUGUST 25, 2014 AT 7:00 PM
POMFRET SENIOR CENTER**

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

Phil Allegretti asked for a motion to seat K. Bergendahl for W. Hinchman. B. Champany made the motion. R. DiBonaventura seconded the motion and it was approved unanimously. Phil then opened the meeting at 7:05 pm.

I. Regular Meeting –

A. Roll Call - taken

B. Current Business

- C.** Approve Minutes of meetings of June 25, 2014, and July 14, 2014. R. DiBonaventura made a motion to approve the minutes of 6/25/14. B. Champany seconded the motion and it was approved unanimously. B. Champany approved the minutes of 7/14/14. M. Paquette seconded the motion and it was approved unanimously.

D. Pending Application(s)-

- 1. Rectory School, 528 Pomfret Street,** gazebo and amphitheater. John Everett from New England Design was present and spoke for the applicant. This new area will add to the informal gathering for students with added facilities. They will cut tiered seating into the hillside. The gazebo will be for informal performances, etc. It will have a 500 sq. ft. mahogany wood deck, gable roof structure, and will match the other buildings on campus. The amphitheater will have 6 rows. They will be 60' wide and 30' going uphill. There will be grass in between the rows. They would like the capability to use a less expensive stone should they overrun the budget. This project cannot be seen by the public unless they come on site. Jamie spoke regarding the application. It is in the Pomfret Street Residential district and it is a permitted use as-of-right. The amphitheater will be 1800 sq. ft. and the gazebo 600 sq. ft. P. Allegretti said there is a letter from New England Design requesting waivers for Section 14.4.2 g. h, i, j, l, m. n, o, p, r, s, t, u, v, x, y, z, aa, bb, and cc. Jamie said he saw the request for the waivers and they are appropriate for this application. Jamie had drafted a letter for site plan approval with 7 conditions of approval. Under #5 it should allow for natural stone or manufactured. He would like the commission to give staff the permission to use either product. P. Allegretti said we don't need #3. P.

Allegretti thought we should discuss the waivers. A. Benway made a motion to approve the waivers. R. DiBonaventura seconded the motion and it was approved unanimously. M. Paquette moved that we use Jamie's motion but delete #3, change #5, and under #7 change special to zoning. B. Champany seconded the motion and it was approved unanimously with one abstention.

II. New Business

A. Acceptance of New Application(s)

- 1. James Weiss, 389 Wrights Crossing Road, Class II Home Occupation** for chocolate making facility. The commission accepted the application tonight. A Public Hearing needs to be scheduled for our next meeting on 9/22/14 at 7pm at the Senior Center, 207 Mashamoquet Road.
- 2. Windham County 4H Foundation, 326 Taft Pond Road,** modification of site plan for renovations. Art Hall of Dan Wright and Associates spoke for the applicant. This is a modification to the previously approved project. They had to go to ZBA due to the need for a larger expansion than 25%. ZBA gave them the approval to go up to 30% (for future install of elevator). A. Hall showed the commission the minor changes to the site plan. Jamie said that this is an existing non-conforming use and their plan exceeded the regulatory aspect of size. They went to ZBA and were given permission to go up to 30% but it still needs approval by the Planning & Zoning Commission. Their previous application was approved with conditions. P. Allegretti stated there was no elevator proposed on this set of plans. A. Hall said no, not now, but in the future. B. Rider questioned the time frame because they are under the gun. They need to do this project by the time camp starts in mid-May so they're hoping for an expedited approval. Jamie mentioned that they need to create a clear pedestrian path to the door/entrance. M. Paquette then asked if the changes they're requesting are moving the entrance, potential of an elevator and parking. A. Hall said yes and it will be kept under the 30% expansion. P. Allegretti then said that Staff has the potential to make minor changes to site plan. A. Benway made a motion to approve the modified site plan. It was seconded by R. DiBonaventura and approved unanimously with one abstention.

B. Citizen's Comments –

C. Correspondence –

1. ZEO Report –

Permits issued:

- a. 210 Orchard Hill – 24' above ground pool
- b. 52 Bradley Road – deck to be constructed over existing concrete patio

2. Complaints/Violations:

- a. Pixie Rahe of Old Rte. 44 – this is ongoing. It looks as though she may have operated on Saturday, 8/23/14 due to a sign being located on the ground at 44 and Old 44.
- b. Barry Peloquin, Longmeadow Drive (commercial trucks). I have observed the 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. For the past few weeks, the military dump has always been on the property. I have observed it being used for yard work in front of the house. The equipment trailer in the drive does not appear to move. There has always been an older blue F-250 or 350 dump truck behind the house along with the yellow bucket truck. Requesting permission for the Attorney to take the matter to court as this is a willful violation of the C&D. R. DiBonaventura stated that if our regulations aren't enforced, then why are we here? It was decided to have Jamie talk to Town Atty. Ed Higgins to follow-up on this issue.

III. Commission Business

- A. Discussion of Farmer's Market – P. Allegretti said that the Selectmen's office and the AG Commission are in discussion and working on when and where to have the farmer's market.
- B. Citizen's Comments - None

IV. Adjournment

- K. Bergendahl made a motion to adjourn the meeting. It was seconded by
- B. Champany and approved unanimously. The meeting adjourned at 8:19 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved _____