

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
MONDAY, AUGUST 26, 2013 AT 7:00 PM
POMFRET SENIOR CENTER**

In Attendance: Commission Members Phil Allegretti, Richard DiBonaventura, Eric Pohlman, and Alternates Christopher Burke and Kimberly Bergendahl; Staff - Ryan Brais, ZEO and James Rabbitt, Town Planner.

Absent: Members Walter Hinchman, Ted Tsanjoures, Beverly Champany; Martha Paquette; and Alternate Antonio Amaral.

Phil Allegretti opened the meeting at 7 pm. He asked that K. Bergendahl and C. Burke be seated for W. Hinchman and T. Tsanjoures. R. DiBonaventura made a motion to do so. It was seconded by E. Pohlman and approved unanimously.

I. Public Hearing

A. Daryl Lanzendorfer, 689 Mashamoquet Road, special permit for home based business. Mr. Lanzendorfer was present and spoke regarding this home-based business. He said that it entails custom picture framing, graphics, painting, signs, etc. P. Allegretti then mentioned that the business will be housed in the building next to Mr. Lanzendorfer's home and it is 864 square feet in size. He then asked if anyone on the commission had any questions regarding the application. J. Rabbitt read a letter to the commission dated 8/26/13 and stated that what is contained in the application conforms to the regulations. He did ask that the applicant state on his application that the business is in the out building. He also stated that the waivers need to be addressed and also Section 13. He had a draft of five conditions of approval. C. Burke asked for clarification on COA #1 the size of the building. The square footage was noted wrong on the COA and was changed to 864 sq. ft. D. Lanzendorfer had a question regarding COA #2 regarding a temporary sale sign. Jamie said it is not allowed in the residential district. R. Brais said a fixed sign is not allowed, not a temporary one. Jamie also noted that commercial vehicles in the residential district are not allowed. After further discussion, C. Burke made a motion to close the public hearing. K. Bergendahl seconded the motion and it was approved unanimously. The public hearing closed at 7:20 pm.

II. Regular Meeting –

A. Current Business.

1. Items to add to the agenda - none
2. Approve Minutes of Regular Meeting of July 22, 2013 – C. Burke made a motion to approve the minutes as amended by clerk. R. DiBonaventura seconded the motion and it was approved unanimously. There were two abstentions.

B. Pending Application(s)

1. Daryl Lanzendorfer, 689 Mashamoquet Road, special permit for home based business. D. Lanzendorfer requested waivers for items A-cc in Section 14.4.2 of the regulations. R. DiBonaventura made a motion to approve the waivers as a lot (instead of individually). C. Burke seconded the motion and it was approved unanimously. Jamie then mentioned that Section 13, Special Permit, needed to be dealt with. P. Allegretti said that D. Lanzendorfer was complying with Section 13. C. Burke made a motion that the findings are consistent with the requirements

for a special permit. R. DiBonaventura seconded the motion and it was approved unanimously. P. Allegretti then asked if the commission members had any questions or comments regarding Jamie's draft motion/COAs. He said that he sees no problem with anything. R. DiBonaventura made a motion to approve the special permit application by Daryl Lanzendorfer with the Conditions of Approval submitted by Staff. K. Bergendahl seconded the motion. Jamie said clarity is needed in the motion and state as noted in letter dated 8/26/13 with amendment in square footage in COA #a. R. DiBonaventura amended his motion as noted by J. Rabbitt. K. Bergendahl seconded and it was approved unanimously.

III. New Business

A. Acceptance of New Application(s)

- 1, Ernest Cotnoir, Atty. for Woodstock Academy, text amendment for student housing. A Public Hearing will need to be scheduled for September 23, 2013. Jamie spoke with Atty. Cotnoir earlier today and the attorney understood that the application would only be accepted tonight with a public hearing to be held in September.

B. Citizen's Comments –Adam Squire introduced himself to the commission. He just moved to the area and bought the Flath property. He was just attending the meeting to see how things are done in town.

C. Correspondence –letter from State DOT regarding 351 Mashamoquet Road (western-most lot) proposed for development

1. ZEO Report

Permits:

- a. One permit pending for a pool on Paine Road
- b. Violations: received more complaints about 59 Longmeadow Drive (Barry Peloquin) regarding commercial vehicles in a residential zone. It was reported that someone comes every day and drives away with a truck and returns later in the day. A Cease and Desist order was sent to Mr. Peloquin on Friday, 8/23/13. The order was to remove all commercial-sized trucks from the property within 15 days, including the bucket truck and the wood chipper. He was also ordered to obtain a Home Occupation Permit if he is operating a business out of his home.

2. Complaints: Pixie Ray is having her perpetual year sale. Ryan will check into it.

IV. Commission Business

A. Citizen's Comments – None

IV. Adjournment

K. Bergendahl made a motion to adjourn the meeting. It was seconded by R. DiBonaventura and approved unanimously. The meeting adjourned at 7:44 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved_____