

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/SPECIAL MEETING/WORKSHOP MINUTES  
TUESDAY, JUNE 9, 2015 AT 7:00 PM  
OLD TOWN HOUSE**

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

The Chairman opened the Public Hearing at 7:05 PM and made a motion to seat K. Bergendahl. B. Champany seconded the motion and it was approved unanimously.

**I. Public Hearing**

- A. **Brian Bourque, Deacon, First Congregational Church, Inc., 13 Church Road,** text amendment to the Town's Zoning Regulations to create a new zoning district named the Pomfret Street Residential Village District (PSRVD). The text amendment includes, but is not limited to, dimensional requirements (lot size, setbacks, frontage, building coverage, and minimum buildable area), permitted uses, special permitted uses, and architectural standards. Bruce Woodis of KWP spoke for the application. He handed out packets, which included colorized text amendment, maps, and copies of photos and arials entered during the previous meeting, to all commission members. Bruce gave a summary of the documents included in the packet. W. Hinchman then stated that a lot had been submitted 2 weeks ago and asked if there were any questions from the citizen's or commission members. M. Nicholson asked if there would be any other chance to comment tonight and was told yes before the public hearing is closed. M. Bonitz, from the church, received a new letter from A. Diaz of Pomfret School dated 6/4/15. He read the letter into the record. He said they have spoken to folks who will be affected by the text amendment and map change and they are in support of the two applications. P. Allegretti had a question for Bruce regarding parking. With shared parking, what is the legal standpoint on how it's handled? Would there be an agreement between the school and the church in perpetuity? Bruce said there are two concerns about this: 1) not taking up the whole Town green; and 2) getting a formal agreement to be reached. P. Allegretti then asked if this will be done in the special permit process or in the wording of the amendment. Jamie said that will off-site parking, an agreement in perpetuity is usually done. It is done during the application permitting process (sometimes they even have a 99 year lease). W. Hinchman then mentioned the last item in the wording of the text amendment. Jamie said in Section F they have to provide off-street parking and they have the ability to apply for it, but it is not a definitive right. Phil asked Jamie about the detail regarding the number of parking spaces and wondered if it would work. Jamie said that without a site plan, it's hard to determine. Phil then asked Jamie if he was OK with the language as a Planner. W. Hinchman

then said that what we are dealing with is a change of zone, which would make it possible for the church to apply to build their new church. But, first we have to approve the text amendment, map/zone change, and then an application needs to be submitted by the Church for the building. Jamie reiterated that the renderings and photos are submitted to help with the text amendment and zone change. Peter Deary asked if he could talk about the new building. He then stated that he is in favor of the new building. W. Hinchman then said that he doesn't mind talking about the building even though we're speaking about the text amendment. P. Deary said he feels like they're being stonewalled. Just meeting the ADA requirements stretches the size of the new building by 25% and they still need an additional 25% as they are expecting the congregation to grow. He doesn't feel that the footprint looks out of the ordinary. R. DiBonaventura said he read through the complete text amendment and he had a few questions, but they've been answered during the discussion tonight. B. Bourque of 276 Paine Road said that the church has not had a parking issue of any kind in the last 25 years. Jamie said that with regard to the process, you need to expand in a conforming manner. Rev. Crumb of Bradley Road said that the function, ministry and outreach of the church have changed drastically. They are intent on providing something functional and beautiful for future generations (providing a good layout plan for smoother flow and more aesthetically pleasing). E. Pohlman had a concern about a bunch of house lots on the Town green. Jamie then submitted into the record and distributed a package he put together to show the setbacks, etc. and the changes proposed, which may help answer the commission member's concerns. M. Bonitz then said that there have been various setting through this whole process. He has heard many folks saying that there is a "hole" in the middle of your Town. He reiterated that the abutters are in favor of this. He then asked if anyone on the commission could articulate the problem with the size of their proposed building. W. Hinchman said they would want to see what the final piece will look like when all is said and done. Jamie said the Public Hearing is only to receive information but not to come up with an opinion regarding the application. R. DiBonaventura said he is very open-minded to what was submitted. G. Trematore said that this is the 5<sup>th</sup> or 6<sup>th</sup> drawing and they are 99% done with the architectural size, etc. Input was taken from Church, Jamie, and Pomfret School. Jamie responded by saying that he had no technical review of the architectural rendering. G. Trematore just wanted everyone to have the opportunity to provide input. M. Nicholson then spoke and said she is in support of the text amendment and zone change and prefers to see the church on that lot. She hopes that the commission has had all their questions answered and vote favorably on this issue. P. Allegretti then made a motion to close the Public Hearing. B. Champany seconded the motion. P. Allegretti then added that he appreciates the new information that Bruce and Jamie both submitted tonight. A vote was taken to close the Public Hearing and it was approved unanimously.

- B. First Congregational Church, Inc., 13 Church Road**, zone change from Pomfret Street Residential District (PSRD) to Pomfret Street Residential Village District (PSRVD). The land for the proposed zone change is located immediately north of Bradley Road continuing to include six more properties or portions of properties north of Grosvenor Road on the east side of Route 169 and includes an area on Grosvenor Road (North and South sides). W. Hinchman read the application

heading. He then misspoke saying they closed the application and not approved it. Bruce reviewed the zone change map. There is approximately 34.5 AC involved and there has been one small change to the map. Two small properties on Grosvenor Road have been removed, which only take ½ AC out of the total acreage. He requested that testimony from the prior meeting be brought in here (see previous minutes of 5/27/15). R. DiBonaventura made a motion to close the Public Hearing for the zone/map change. K. Bergendahl seconded the motion and it was approved unanimously.

## **II. Special Meeting/Workshop**

### **A. Roll Call - done**

### **B. Items to add to the agenda - none**

### **C. Current Business**

### **D. Pending Application(s)**

1. **Brian Bourque, Deacon, First Congregational Church, Inc., 13 Church Road,** text amendment to the Town's Zoning Regulations to create a new zoning district named the Pomfret Street Residential Village District (PSRVD). The text amendment includes, but is not limited to, dimensional requirements (lot size, setbacks, frontage, building coverage, and minimum buildable area), permitted uses, special permitted uses, and architectural standards. R. DiBonaventura made a motion to approve the application as submitted. P. Allegretti seconded the motion and said he is comfortable with the text and dimensions. R. DiBonaventura then stated that he was also comfortable with the text and dimensions. E. Pohlman then said that the Town seems empty without the church being there. A vote was taken and the application was approved unanimously. Jamie then mentioned that the commission needs to set an effective date for the text amendment. He said the date could possibly be either 6/22/15 or a more conservative date of 6/29/15. After discussion, P. Allegretti made a motion to set the effective date as 6/29/15. R. DiBonaventura seconded the motion and it was approved unanimously.
2. **First Congregational Church, Inc., 13 Church Road,** zone change from Pomfret Street Residential District (PSRD) to Pomfret Street Residential Village District (PSRVD). The land for the proposed zone change is located immediately north of Bradley Road continuing to include six more properties or portions of properties north of Grosvenor Road on the east side of Route 169 and includes an area on Grosvenor Road (North and South sides). P. Allegretti then made a motion to approve the application with an effective date of 6/29/15. R. DiBonaventura seconded the motion and it was approved unanimously.

## **III. New Business – Workshop**

- A. Workshop that had previously been cancelled took place after the Public Hearings were completed. Presentation of the results from the Plan of Conservation and Development survey distributed by the Planning and Zoning Commission. Discussion and questions to follow. Jamie gave a visual summary of the survey results. Jamie stated that there were 136 responses to the survey, which is about 10% of the Town's population. He then gave those present at the workshop an exercise having them place 4 green dots on areas of the Town that they like, and 4 red dots on

the areas of Town that they dislike. The recorder was turned off until the end of the meeting. After the exercise was completed, there was an open discussion about in-law apartments, duplex, and single-family homes. It was mentioned that you can't regulate aesthetics and upkeep on properties. There also was a discussion regarding development rights. The results of the exercise will be published at a later date.

**IV. Adjournment**

At 9:55 pm, R. DiBonaventura made a motion to adjourn. E. Pohlman seconded the motion and it was approved unanimously.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved\_\_\_\_\_