

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
MONDAY, AUGUST 24, 2015, AT 7:00 PM
POMFRET SENIOR CENTER**

I. Public Hearing

A. Rectory School, 528 Pomfret Street, special permit application for the construction of a new learning center connected to the existing J. B. Bigelow Academic Building. The work will include clearing and grading around the proposed building as well as the installation of a new entrance and drop-off area. John Everett of New England Design spoke for the applicant. He stated the new building is going to be 10,169 sq. ft., two stories tall, and attached to the south side of the Bigelow building. The first floor will be used for elementary classes and the second floor will be used as a tutoring programs area. It will provide a direct connection to the academic building and is adjacent to the day student drop-off area. The exterior of the building will have the same colorations as what already exists at Rectory School. As for site development, the building is being tucked into the hillside and there will be a reconfigured driveway for a new drop-off area. They will be adding some maple trees for the landscaping along with some already existing mature trees. An application was submitted to NDDH and forwarded to DEEP. There will be no increase in output as there is no increase in students or faculty. They would like to begin construction in the fall and open in 2017. P. Allegretti asked if there were any more questions. E. Pohlman asked how many students were in attendance now. J. Everett said he knows that there are 39 students in grades 1-4. P. Allegretti asked J. Everett to write down the actual Section numbers for the waiver requests to which J. Everett replied he already had and it was attached to the application. R. DiBonaventura made a motion to close the public hearing. It was seconded by B. Champany and approved. There was one abstention.

II. Regular Meeting

A. Roll Call- Present: P. Allegretti, E. Pohlman, R. DiBonaventura, R. Wishart, B. Champany, K. Bergendahl; Staff: R. Brais, and J. Rabbitt.
Absent: W. Hinchman, A. Benway, and A. Amaral.

B. Items to add to the agenda – First Congregational Church

C. Current Business

1. Approve minutes of meeting on July 27, 2014. Motion to approve the minutes was made by R. DiBonaventura, seconded by R. Wishart and approved. There were 3 abstentions.

D. Pending Applications(s)

E. Rectory School, 528 Pomfret Street, special permit application for the construction of a new learning center connected to the existing J. B. Bigelow Academic Building. The work will include clearing and grading around the proposed building as well as the installation of a new entrance and drop-off area. P. Allegretti read the Sections for the waiver request: 14.4.2 g. m, o, t. u, v, x. y, z, aa, bb, and cc. Also request to waiver Sections 16.2.2b and 16.3 d and e. He asked if anyone had any questions. R. Di Bonaventura made a motion to grant the waiver request for the aforementioned items. B. Champany seconded the motion and it was approved. There was one abstention. R. DiBonaventura then said that he felt that the current landscaping is sufficient and it is not necessary to add any more. He then made a motion that the landscaping is sufficient. B. Champany seconded the motion and it was approved. There was one abstention. P. Allegretti then asked J. Everett if he had read the conditions of approval, to which John replied that he had and that he is comfortable with them. R. DiBonaventura then made a motion to approve the application with 9 conditions of approval. B. Champany seconded the motion and it was approved. There was one abstention.

III. New Business

A. Acceptance of New Application(s)

- 1. First Congregational Church, 13 Church Road**, new church building. Bruce Woodis of KWP gave a brief presentation and went over the documentation he had already submitted to the commission: special permit, application to NDDH remanded to DEEP, application for an IWWC no-fee advisory site review, soil scientist report, four letters from Pomfret School, copy of the minutes from the Town Meeting regarding relocating Grosvenor Road, four pages of project sheets, one sheet for parking plan, an emergency parking plan, and two sheets of architectural plans, floor plans and various views. He then asked for the Commission to schedule a public hearing for the September meeting and to have a meeting with Jamie. Jamie said he felt the applicant had sufficient information to move forward. P. Allegretti made a motion to accept the application. K. Bergendahl seconded and it was approved. P. Allegretti then made a motion to schedule a public hearing for the 9/28/15 meeting. R. DiBonaventura seconded the motion and it was approved.

B. Citizen's Comments – none

C. Correspondence –

- 1. ZEO Report –** three permits were issued: 287 Fay Road for a solar PV pole mount, 198 Cherry Hill Road for a garage, and 99 Hamlet Hill for an addition, garage, and in ground pool.

2. Complaints

IV. Commission Business

- A. Citizen's Comments – Donna Grant spoke regarding the farm stand at the end of Modock Road and thought it is an incredible addition to the neighborhood that's worth and valued. P. Allegretti explained that the main issues at this site were the number of signs and the addition of non-farm items she was selling. D. Grant thought the complaint letter was absurd. P. Allegretti explained that the Zoning Officer went to the site and explained to the owner what the regulations are and what needed to be done. William Anderson then spoke and said that he really appreciates how this issue was handled by the commission and he felt proud as to how the issue was explained to Mrs. Baillageron.
- B. Discussion of Plan of Conservation and Development – nothing new
- C. Written request from David Loiselle to return his remaining funds. P. Allegretti asked the clerk if she knew the amount of the funds that was to be released, but she told him she did not. Jamie stated that all inspections were done and there would be no more fees due. B. Champany then made a motion to release the fund to Mr. Loiselle. R. Wishart seconded the motion and it was approved.

At this point, Maureen Nicholson thanked Lynn for all the work she did helping to get the books cleared up from overdue fees and fees that needed to be returned to applicants.

- V. **Adjournment** – B. Champany made a motion to adjourn. The Vice Chairman adjourned the meeting at 8:10 pm.