

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
SPECIAL MEETING/PUBLIC HEARING CONT'D MINUTES
THURSDAY, OCTOBER 8, 2015, AT 7:00 PM
POMFRET SENIOR CENTER**

W. Hinchman called the meeting to order at 7:15 pm.

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

Prior to continuing the Public Hearing, W. Hinchman made a motion to seat K. Bergendahl. B. Champany seconded and it was approved.

I. Public Hearing - continued

A. First Congregational Church, 13 Church Road, new church building. Bruce Woodis spoke regarding the final revision and changes made. M. Bonitz spoke for the church. Jamie read his draft letter of approval. P. Allegretti began to discuss the waiver for side yard setbacks and the process. He also asked E. Griffith how Pomfret School felt. Discussion continued about the setback area and dimensional waiver required. B. Champany moved to close the Public Hearing. K. Bergendahl seconded the motion and it was approved.

II. Special Meeting – opened at 7:52 pm by W. Hinchman

A. First Congregational Church, 13 Church Road, new church building. Walter began discussing Jamie's conditions of approval and waiver request. Walter moved to allow the HVAC accessory use to go no more than the 8 feet shown in the plan. Phil seconded and it was approved. R. DiBonaventura made a motion to approve the application with the following conditions of approval: 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 new church; 2) Full architectural renderings and elevations (24'x36"-mylar) shall be filed as part of the plan set; 3) The applicant shall supply proof that it has received the appropriate approvals from the Town of Pomfret's Town Sanitarian (NDDH) necessary for sewer/septic disposal per the Connecticut Public Health Code including evidence from any other appropriate authority prior to the issuance of a building permit. If off site facilities are used, evidence shall be provided that it has received the

appropriate approvals to discharge into that offsite system. Any required and/or appropriate easement agreements shall be filed with the Town regarding sewer/septic disposal; 4) The applicant shall receive approval from the Northeast District Department of Health, State of Connecticut Department of Public Utilities, and/or State of Connecticut Department of Health for water supply or other appropriate authority prior to the issuance of a certificate of occupancy. Any required and/or appropriate easement agreements shall be filed with the Town regarding water supply; 5) The applicant shall remove the proposed spotlights on roof of proposed church from the site plan and architectural drawings unless they are labeled as, future lighting, with the written caveat to be added to the plans stating that prior to installation of any lighting above the roofline an application to and approval from Pomfret's Planning and Zoning Commission is required. Currently, the proposed spotlights do not meet the Town's regulations. Final lighting plan shall be submitted to the Planning and Zoning Commission to be reviewed and approved by the Town Planner. Lighting limits shall conform to lighting levels referenced in the Town's regulations prior to the issuance of a building permit; 6) The applicant shall add a sewer pipe trench detail to the site plans; 7) The applicant shall add water line/pipe detail to the site plans; 8) The applicant shall revise the detail for the handicapped spaces per Attachment C; 9) The raised landscaped island details shall be revised to comply with site plan depictions; 10) Easements/licenses associated with off-site parking shall be filed on the Town of Pomfret Land Records; 11) The applicant shall relocate the proposed detectable warning strip to the west, to a location just before the change from sidewalk to pavement. A detectable warning strip (per Americans with Disabilities Act – ADA) detail shall be added to the detail sheet; 12) the proposed fence detail on sheet 5 of 5 shall be modified to depict the fact it will be white. In addition, the proposed fence shall be sized to effectively screen the proposed HVAC system from the abutting property. Final fence details shall be submitted to the Planning and Zoning Commission staff and reviewed to determine compliance with Commission approval prior to installation; 13) Shop drawings and samples of building materials including colors (markups) shall be submitted to the Planning and Zoning Commission staff and reviewed to determine compliance with Commission approval prior to installation; 14) Surety in the amount of \$2,000 (irrevocable letter of credit, performance/insurance bond and/or cash) shall be posted with the Town of Pomfret prior to any construction/deconstruction, grading, and/or excavating activity at the site. In addition to the \$2,000 surety, \$1,000 in cash (bank check) shall be given to the Town of Pomfret and held as an emergency contingency fund. The type of the final surety shall be reviewed and approved by the Planning and Zoning Commission's legal counsel; 15) The applicant

shall submit \$1,000 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; 16) Minor field adjustments to grading and/or landscaping may be made based on field conditions upon written request to the Commission and 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); 17) Final as-built should be submitted to the Town to determine compliance with the approved 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 18) 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.

III. Adjournment – K. Bergendahl made a motion to adjourn. B. Champany seconded the motion and it was approved. The Chairman adjourned the meeting at 8:02 pm.

These minutes were taken by P&Z Commission Secretary Rich DiBonaventura.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved:_____