

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/REGULAR MEETING MINUTES  
MONDAY, NOVEMBER 23, 2015, AT 7:00 PM  
POMFRET SENIOR CENTER**

- I. Public Hearing Cont'd** – Chairman opened the PH at 7:05 pm; M. Hart was seated for R. DiBonaventura.

**A. Christine Baird, 151 Mashamoquet Road**, special permit for professional offices and living space for owner. C. Baird was present. Stated she doesn't have the DOT information but she does have revised plans regarding the professional offices and living space. Her engineer updated the map with the abutters. They are now proposing 9 parking spaces (2 car garage for living area). They reduced the number of offices to 3. The cottage will require 3 parking spaces. Ryan has a concern with the gravel turnaround because the regulations don't allow gravel; it would have to be paved. With the new modifications, though, he believes the 3 offices could work without a turnaround. W. Hinchman said it is critical to get this information as it is different from what was previously submitted; the turnaround is new, as is the deduction of the number of offices. The only time we can get information is within the public hearing. With no DOT approval, the commission can't act on this application. He recommended that the applicant submit a written request for a continuation of the public hearing. Ryan said the parking issue has been clarified as it is 1 space per 300 sq. ft. P. Allegretti said they left it with Christine as the previous meeting she attended that she had to either reduce the offices or increase the driveway due to the number of parking spaces. Ryan said this plan is slightly deficient. W. Hinchman said the turnaround is very close to the property line (need 15 feet). P. Deary said if they removed the turnaround and stayed with the new number of offices it would be a better situation. Ryan suggests commission not approve the turnarounds due to no contours, etc. given on the plans. W. Hinchman then said he recommends that the 30 page document that Christine gave to Jamie be sent to all the commission members for review. Christine will e-mail document to Lynn and she will forward to commission members. Christine then submitted a written request for an extension until December 16, 2015 (special meeting to be held 12/16/15 at 7 pm at the Old Town House). B. Champany made a motion to continue until 12/16/15. P. Allegretti seconded the motion and it was approved unanimously.

**II. Regular Meeting**

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, P. Deary; B. Champany, M. Hart, Staff: R. Brais, and J. Rabbitt. **Absent:** E. Pohlman, A. Benway, R. DiBonaventura, L. Grossman, and A. Amaral.
- B. Items to add to the agenda** – none
- C. Current Business** - none
- D. Pending Applications(s)**
- 1. Christine Baird, 151 Mashamoquet Road**, special permit for professional offices and living space for owner. This has been continued to November 23, 2015. Continued until 12/16/15.

### **III. New Business**

**A. Acceptance of New Application(s) - none**

**B. Citizen's Comments – none**

**C. Correspondence** – T-Mobile notice of intent (telecom facility @ 398 Pomfret St.

1. ZEO Report – permit to Jonathan Fahey regarding the 3 lot subdivision to build 3<sup>rd</sup> house on final lot

2. Complaints – none

It was mentioned to the commission that an application for 211 Covell Road has been submitted to the commission for a 6 bedroom house. Ryan said this will be a mentally disabled facility with 6 individuals who have 24/7 staffing. Walter said that this type of facility is allowed per Section 8.3 of the CT General Statutes.

### **IV. Commission Business**

**A.** Draft of 2016 meeting schedule for discussion and possible approval. **B.** Champany made a motion to accept the 2016 meeting schedule as written. **P.** Allegretti seconded the motion and it was approved unanimously.

**V. Adjournment** – **P.** Allegretti made a motion to adjourn. **B.** Champany seconded the motion. **W.** Hinchman adjourned the meeting at 8:12 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved: \_\_\_\_\_