

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/SPECIAL MEETING MINUTES  
WEDNESDAY, DECEMBER 16, 2015, AT 7:00 PM  
OLD TOWN HOUSE**

- I. Public Hearing Cont'd** – Chairman opened the PH at 7:05 pm; P. Allegretti made a motion to seat L. Grossman for A. Benway. R. DiBonaventura seconded the motion and it was approved unanimously.

**A. Christine Baird, 151 Mashamoquet Road**, special permit for professional offices and living space for owner. C. Baird was present. Changes were made to the plans. A letter was received from DOT requiring the driveway to be increased to 18' wide from the current 16'. The letter from DOT was read into the record by C. Baird. N. Thibeault modified the plans and submitted it to DOT. W. Hinchman mentioned that the last set of plans had a turnaround on it. It has been removed from this new set of plans. Jamie stated that access to site in all conditions is necessary (emergency vehicles can't drive across a lawn with 4' of snow). There was a discussion regarding residential use and commercial use. P. Deary asked what was wrong with the plan as presented. W. Hinchman stated that every meeting we've had, a new set of plans have been done. We need to look at the parking as presented on this plan. The commission will be approving/denying the property, not Christine Baird. She will live there and have 3 offices. It will be a multi-use commercial area. R. DiBonaventura felt Walter summed it up; is there sufficient parking? Jamie said under our regulations you need 4 parking spaces per use; with 2 uses you need 8 parking spaces. R. DiBonaventura said 2 uses being residential and 3 offices, with 2 offices in the house and 1 in the cottage. Jamie said the minimum is 4 spaces per use and 1 space per 300 sq. ft. of gross floor area. There is space on the property for parking. R. DiBonaventura said we can't waive the parking requirement so what is the minimum number of spaces we can approve. W. Hinchman said we've never seen N. Thibeault at any of these meetings. Ryan said he thought she was having 3 small offices, but she's having 2 large offices in the house and 1 in the cottage. W. Hinchman then said that Section 15.1.0 of the regulations is regarding parking ratios. Jamie said that in October there was a minimum of 14 spaces and 1 ADA use). P. Deary said he believes applicant would have done what was requested. C. Baird asked what the commission would like her to do. The parking issue has come up at every meeting and she is still not clear on this issue. W. Hinchman told her that she believed she had met the requirements but didn't state how the regulations were met. If the commission has to interpret, the commission's view and Christine's would be different. Jamie said he requested for a 3<sup>rd</sup> time for Christine to call him to explain the process. Christine asked why 3 people are still confused over parking. Walter stated that maybe they didn't read the regulations in their entirety. Christine then asked why there are waivers when they aren't done. Walter said she needed to request what she would like waived. Jamie then said that this property is a non-conforming Bed & Breakfast and it could come into being a residential property easily, but to go completely commercial, it would take a lot more to accomplish. Christine said she thought tonight would possibly be an approval but feels that commission doesn't want this property. Walter said he doesn't feel that any commission member is opposed to this at all. It's just that changes every meeting

regarding the plans causes questions regarding following the regulations, which is required. Christine said that since the preliminary meeting, she has been trying to comply with the regulations but it seems that they change every month. P. Deary then stated that she is going to need 16 parking spaces per the regulations. Jamie said that other material could be used for parking other than pavement. L. Grossman said that it certainly seems that a conversation has to happen with the applicant, engineer, and town planner to get this straightened out. R. DiBonaventura said if we're using the standard of 4 parking spaces for residence and 4 for offices; why not go back to 7 offices because the parking goes by square footage and not the number of offices. Christine said she would send an e-mail to Jamie with dates they could meet (including the engineer) so everyone is on the same page. P. Deary asked if there is anything else missing from the application. Jamie said DOT is looking at the square footage. He could get a standard from them and then Staff can clarify that 18' with a stop bar is what's needed. Walter then said that it is not Jamie's job (as our staff) to alter the plans; that is the engineer's job to do that. Jamie said his role is to review and assist the applicant. Walter then asked if anyone thought more was needed. Ryan said that maybe an A-2 survey would be needed. Jamie said that depending on proposed parking area, they may only need area of topography and contours (evaluation) and not a full A-2 survey. Christine then submitted a letter requesting a 65 day extension (as allowed). W. Hinchman then said we would continue the Public Hearing to January 20, 2016 at the Old Town House at 7 pm.

## **II. Special Meeting**

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, R. DiBonaventura, P. Deary; B. Champany, and L. Grossman, Staff: R. Brais, and J. Rabbitt. **Absent:** A. Benway, M. Hart, and A. Amaral.
- B. Items to add to the agenda – Walter** wanted to add discussion of alternate position under commission business. P. Allegretti seconded the motion and it was approved.
- C. Current Business –**
  - 1. Approve minutes of November 17 and November 23, 2105.** P. Deary made a motion to approve both sets of minutes as submitted. B. Champany seconded the motion and it was approved.
- 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 January 20, 2016.

## **III. New Business**

- A. Acceptance of New Application(s) - none**
- B. Citizen's Comments –** Ryan spoke of a phone call he received from a couple who live in Colorado but bought a house on Wrights Crossing Road. They would like to rent out the house when they aren't here for no less than a 2 night stay or more than 30 days (this doesn't fall under B&B or Country Inn). Jamie said that from a regulation standpoint, if it is not specifically permitted, it is prohibited (no cottage industry short-term rentals). Walter said that there are no regulations to address this situation. Need to add to 1/20/16 agenda the discussion of short term/vacation rentals.
- C. Correspondence –**
  - 1. ZEO Report –** 211 Covell Road – 6 bedroom home with conditions
  - 2. Complaints –** B. Peloquin is parking vehicles behind his house again – will check into it

#### **IV. Commission Business**

- A.** Route 169 – scenic by-ways study; NECCOG is doing a study on Route 169 scenic by-way (have commission members look at map and mark areas that are well-liked, etc.)
- B.** Discussion of alternate position – Walter said we have an alternate who hasn't showed up for many years. We are aware he has medical issues. Ryan says he knows the family and will speak with them and possible get him to submit a resignation.

At this point the commission went into a workshop session with no further commission business.

- V. Adjournment** – P. Allegretti made a motion to adjourn. R. DiBonaventura seconded the motion. W. Hinchman adjourned the meeting at 9:15 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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