

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING MINUTES
WEDNESDAY, JANUARY 20, 2016, AT 7:00 PM
OLD TOWN HOUSE**

I. Public Hearing Cont'd – Chairman opened the PH at 7:00 pm

- A. Christine Baird, 151 Mashamoquet Road**, special permit for professional offices and living space for owner. N. Thibeault of Killingly Engineering was present. Changes were made to the plans. A letter was received from DOT requiring the driveway to be increased to 18' wide and a 12' stop-bar is needed. N. Thibeault went over section 14.4.2 of the regulations and asked for waivers of 14.4.2 d, e, h, j, p and waiver regarding the number of parking spaces. Norm and Jamie spoke and made modifications (14 proposed parking spaces plus garage) and turnaround. Jamie said that the single-family use with 3 offices needs 15 spaces. There are not 3 residential units that contain office space. There is one residential unit and 3 office spaces. Norm agreed with Jamie. Jamie referred to the letter dated 1/20/16 re: special permit application. He requested that the engineer remove pages 7-9 out of the big document submitted by the applicant regarding the floor plan and date it. Bev Champany made a motion to close the public hearing. R. DiBonaventura seconded the motion and it was approved.

II. Special Meeting

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, R. DiBonaventura, B. Champany, R. Wishart, M. Hart, and L. Grossman, Staff: R. Brais, and J. Rabbitt. **Absent:** A. Benway, P. Deary; M. Hart, and A. Amaral.

P. Allegretti made a motion to seat M. Hart and L. Grossman for A. Benway and P. Deary. It was approved.

B. Items to add to the agenda – new application for 65 Hamlet Hill Rd.

C. Current Business –

- 1. Approve minutes of December 16, 2105.** L. Grossman made a motion to approve the minutes as submitted. P. Allegretti 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. Jamie composed a proposed motion for 151 Mashamoquet Road. W. Hinchman read the motion and Conditions of Approval into the record. B. Champany asked about the waivers. W. Hinchman read the waiver request: for 14.4.2 d- B. Champany approved, L. Grossman seconded; for 14.4.2 e- R. Wishart approved, L. Grossman seconded; for 14.4.2 h- R. Wishart approved, M. Hart seconded; for 14.4.2 j- L. Grossman approved, B. Champany seconded; for 14.4.2 p- P. Allegretti approved, L. Grossman seconded. A vote was taken on all waivers and all were approved. W. Hinchman said he would consider a motion for approval for Christine Baird special permit. P. Allegretti moved to approve the application. L. Grossman seconded and it was approved.

III. New Business

A. Acceptance of New Application(s)

- 1. Larry Lane, 161 Putnam Road**, special permit for 40' x 40' addition to barn for equipment storage. W. Hinchman requested a motion to hold a public hearing for L. Lane on 2/17/16. P. Allegretti made the motion, it was seconded by L. Grossman and approved.

2. **CME for John DiIorio**, 65 Hamlet Hill Road, special permit for 1,080 sq. ft. garage adjacent to existing residence. W. Hinchman requested a motion to hold a public hearing for J. DiIorio on 2/17/16. L. Grossman made the motion, M. Hart seconded it and it was approved.

B. Citizen's Comments –

1. **Dale Currier** – Dale spoke regarding the old H&H property; he found new information regarding prior uses of the property and submitted it to the commission for review

C. Correspondence – handed out Woodstock notice of PH regarding a text amendment to their regulations; advertisement for the Harriet Beecher Stowe center; and talk of the proposed budget.

1. ZEO Report – no permits issued but there is a violation at 59 Longmeadow Drive again. There are 2 commercial trucks parked there. Ryan will contact Atty. Higgins due the agreement previously made between the Town and Mr. Peloquin.
2. Complaints – none

IV. Commission Business

- A. Pomfret School Greenhouse** - Brenda Bullied spoke to the commission regarding an upcoming application for Pomfret School to build a hydroponics system. The students are looking to build a greenhouse (working with a company in Colorado). Jamie said that Section 5.1.9 refers to private schools and they have different regulations, but do use the site plan per Section 14 of the regulations. P. Allegretti thought Brenda should talk to the building official about quantifying materials being used.

- B. Michael O'Shaughnessy** – discussion of Wright's Crossing Road property. The property is at the lower end of Wright's Crossing Road. There is an unusual shape to the property and it is almost 6 acres. Mr. O'Shaughnessy wanted to know if it could be subdivided. There was talk about the stream on the property and he was told that there would be a 300' upland review area. Jamie also told him that you cannot create an access-way within 500' of another access-way. He would need 6+ acres for 2 interior lots (need 3 acres per lot). Mr. O'Shaughnessy said there are 2 mobile homes on the lot. Jamie stated that mobile homes are not allowed; but there is an exception when they are allowed for 6 months while building a home. Existing mobiles can be replaced in like, size, type and kind. Mr. O'Shaughnessy asked if there are regulations regarding the removal of trees. Jamie told him there is a permitting process.

P. Allegretti asked about Air B&B's. Jamie said it is being looked into and we may have more information in a few months. There are already 3 in Town. Phil thought we should find a way to allow or not allow these in Town. L. Grossman said this should be kept on the agenda but hopefully we'll have more info in a few months. There was a short discussion about Air B&B's. Keep Air B&B's on agenda.

- V. Adjournment** – R. Wishart made a motion to adjourn. B. Champany seconded the motion. W. Hinchman adjourned the meeting at 9:02 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved: _____