

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MEETING MINUTES
WEDNESDAY, OCTOBER 19, 2016, AT 7:00 PM
OLD TOWN HOUSE**

I. Regular Meeting – W. Hinchman opened the meeting and made a motion to seat M. Hart for P. Deary and L. Grossman for A. Benway.

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

B. Items to add to the agenda –

1. **Jason Collin, 74 Collin, 74 Wrights Crossing Road**, special permit application for a 30'x45' garage
2. **Lance Sistare for Big Boys Toys, 341 Orchard Hill Road**, special permit application for a 22'x86' addition for proposed breakroom and parts storage

These 2 items will be moved to Section II A items 3 and 4. Also move "signs" to item 1 under Section III; item 2 will be citizen's comments, item 3 will be POCD, and item 4 will be air bnb's.

C. Current Business –

1. **Approve minutes of September 21, 2106.** L. Grossman found an error on page 1. P. Allegetti made a motion to approve the minutes as amended. R. Wishart seconded the motion and it was approved. There was one abstention.

D. Pending Applications(s) - none

II. New Business

A. Acceptance of New Application(s) –

1. **Weston & Sampson for Town of Pomfret**, text amendment for sewer project pump station at Loos & Co., Inc. R. DiBonaventura made a motion to schedule a public hearing for this application for 11/16/16. R. Wishart seconded the motion and it was approved.
2. **Jean Patton, 106/108 Cooney Road**, special permit for installation of 32'x32' 2-story garage. W. Hinchman made a motion to schedule a public hearing to be held on 11/16/16. R. DiBonaventura seconded the motion and it was approved.
3. **Jason Collin, 74 Wrights Crossing Road**, special permit application for a 30'x45' garage. After questions being asked by applicant, it was found that this application does not need a special permit and can be signed off by the zoning officer. J. Collin submitted a withdrawal of the special permit section of the application.
4. **Lance Sistare for Big Boys Toys, 341 Orchard Hill Road**, special permit application for a 22'x86' addition for proposed breakroom and parts storage. W. Hinchman made a motion to schedule a public hearing to be held on 11/16/16. P. Allegetti seconded the motion and it was approved.

B. Citizen's Comments –Tommy Garrett spoke regarding the farm stand on the corner of Modock Road and 44. He would like the commission to consider a text amendment for fines if the Zoning Officer has to go out repeatedly to the same place for the same reason. He said there are too many signs up right now (406), so she is still not following the regulations where other businesses seem able to follow the regulations. **Marion Baillargeon**, who owns the farm stand, feels that she is grandfathered in because the stand has been there prior to zoning. She would also like a text amendment so that she can keep her signs (M. Nicholson wrote a letter to the commission regarding this issue). T. Garrett said that the intersection has had numerous accidents at that corner, including Marion herself. Marvin Simon was present with M. Baillargeon and said he agrees with what she said and wants.

C. Correspondence

1. a. Letter from Betty Morin requesting yellow/orange lines be painted on roads. This letter will be passed on to the Board of Selectmen.
b. Letter from M. Nicholson regarding the Plan of Conservation and Development.
2. ZEO Report –Permits issued: none
3. Complaints –

- a. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; leave on agenda
- b. Margaret Davis, 59 Jericho Road – tiny house/mobile home on property. A NOV was issued and seeing we received no response from the landowner, this has been forwarded on to our Town Attorney Ed Higgins.
- c. Marion Baillargeon, 6A Modock Road, farm stand with excessive use of signs. She was present and spoke at this meeting.
- d. Barry Peloquin, 59 Longmeadow. Trucks have returned. Will be sending him a letter that he is still in violation. Request permission to head to court if not corrected ASAP. Update: All vehicles removed 10/19/16 at 6:15 pm.

III. Commission Business

- A. Signs – discussion** – under our zoning regulations, Sect. 17, some things are appropriate and some are not. W. Hinchman gave his personal opinion that the birthday cake sign has been up on the Baillargeon property way before zoning was enacted. Jamie said that there are two aspects; grandfathered means the sign present on date the regulations were adopted (existing non-conforming). Even if the sign is larger than what is allowed in the regulations, it can remain as it is; it doesn't have to be reduced in size to meet the regulations. Other signs regarding the regulations for houses that contain agricultural use can have 2 temporary signs which are 4'x4' and they can be no higher than 6'. L. Grossman commented that our regulations say that special event signs are allowed but we don't have a definition of special event. There are coal tar and no power plant signs up – are they special event signs? R. Wishart asked if the commission feels that 2 signs are adequate or is more needed. P. Allegretti said that Marion was asking the commission for more signs via a text amendment. Jamie is looking into "special event" – political signs are a struggle for all municipalities. Instead of having 8-10 small signs, maybe it could be consolidated onto one or two 16 sq. ft. signs. R. Wishart said that Section 17 e and g states the issue. P. Allegretti said a lot of this is specific to farm stands. R. DiBonaventura said that if two 16 sq. ft. signs are allowed, then you could interchange pictures of items being in season. W. Hinchman said that before we create any regulation changes, we need to look into other agricultural places in Pomfret and make it fit best for all people in town. B. Champany wanted to know if a 16 sq. ft. sign would block visibility. W. Hinchman said no, that's why the signs have to be placed (setback) on property and they won't block the site line. After more discussion, W. Hinchman said we need to go over all this information and see if we really need a text amendment. Jamie then said that Section 17.3.1 and 17.3.2 describes signs.
- B. Citizen's Comments** – M. Baillargeon requested smaller signs because they don't block the view like big signs. She stated that tourists love coming in to the stand. It agricultural and the Town approves agriculture. Her signs are always changing due to seasonal changes of fruit and produce. T. Garrett talked about signs on Route 44 have to be approved by the State. He feels that two 4'x4' signs would look better than all the little signs.
- C. POCD** – Final draft was post on Town website. We have presented the draft to the Town. Any suggested changes/edits/omissions should be kept on a list and submitted to Jamie. L. Grossman asked if an index would be added to the POCD. W. Hinchman read a letter from the Economic Development Committee. He also spoke of a letter from the AG Commission which stated that there is no section in the POCD that talks about agriculture. Walter would like every commission member to read the POCD line-by-line.
- D. Air B&B's** this item is tabled until our next meeting on 11/16/16

IV. Adjournment –R. DiBonaventura made a motion to adjourn. It was seconded by B. Champany and approved. The Chair adjourned the meeting at 9:03 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved: _____