

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
WEDNESDAY, FEBRUARY 15, 2017 AT 7:00 PM  
OLD TOWN HOUSE**

Before the Public Hearing opened, P. Allegetti made a motion to seat L. Grossman for A. Benway. R. DiBonaventura seconded and it was approved.

**I. Public Hearing**

**A. M&E Transportation, LLC of 26 Herrick Road for 4 Nora Lane**, text amendment for Section 9.4 Special Permit Uses – add Section 9.4.17 Transportation Facility – a facility that functions as a depot for truck, bus, or limousine services, which may include maintenance facilities, vehicle parking and/or vehicle dispatch, but does not include distribution or warehousing of goods or products. Norm Thibeault of Killingly Engineering and Michael Bunning were both present. There were modifications made to the text amendment that was originally submitted. N. Thibeault read through the modified amendment. There was discussion about whether the buffer area can be used or not. N. Thibeault said they are looking to get the text amendment in place so they can file an application. There was further discussion about the number of vehicles allowed. Ken Kelly had a concern about the trucks going in and out of Nora Lane and whether it would change the traffic pattern. N. Thibeault said the trucks would be picked up in the morning and would return at the end of the day to be dropped off. W. Hinchman then reiterated that a tractor is one unit and a trailer is one unit, so the whole vehicle would be two units. N. Thibeault thought it might be better to say the number of vehicles rather than units. After further discussion regarding Mr. Bunning's vehicles, the commission decided to continue the public hearing until our next meeting on 3/15/17.

**B. Weston & Sampson for the Town of Pomfret, 5 Haven Road**, special permit application for wastewater pumping stations at the following locations:

1. Rectory School – 552 Pomfret Street
2. Pomfret School – 298 Pomfret Street
3. Pomfret Street – North side of 169 just NW to the entrance of the Airline Trail
4. Loos & Co. – 28 Mashamoquet Road

Ingrid Jacobs was present for Weston & Sampson. She explained that the stations would be subsurface structures. Loos & Co. would 6' cedar fencing around it. The Airline Trail, Pomfret School, and Rectory School would have chain line fencing. K. Kelly asked if the pumping station was only for Loos. I. Jacobs said yes, it is only for Loos. Loos, Pomfret School, and Rectory School are all going to be the same size. The one at the airline trail will be much larger due to pumping to Putnam. K. Kelly then said this is obviously connected by pipes, but how is it pumped, all underground? I. Jacobs said yes with Rectory and Pomfret Schools pumping to the Airline Trail and Loos pumping to the Airline Trail. P. Deary asked approximately how long this project would take. I. Jacobs said it would take about a year. P. Allegetti asked who is responsible for maintaining the sites. I. Jacobs said the Town of Pomfret is responsible. Jamie then mentioned that Water Pollution Control will own the system and participants will pay fees, with maintenance fees included. He then requested that the Airline Trail site fence be other than chain link as it's in the National Heritage Corridor. W. Hinchman then made a motion to close the public hearing. P. Deary seconded the motion and it was approved.

**II. Regular Meeting –**

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

**B. Items to add to the agenda –** W. Hinchman made a motion to add the Kelly's to the agenda. P. Deary seconded the motion and it was approved. It will be Item II B 2.

- 1. CME for Pomfret School, 431 Pomfret Street**, convert current 8 bedroom residence associated with private school into 7 dormitory rooms and a 3 bedroom apartment. Pete Parent from CME Associates was present for the applicant. He stated that the school wished to reconfigure the inside of the building to 7 dorm rooms and a 3 bedroom apartment. P. Allegetti made a motion to accept the

application. L. Grossman seconded the motion and it was approved. W. Hinchman then made a motion to hold a public hearing on this application next month. P. Deary seconded the motion and it was approved unanimously.

2. **The Kelly's** – Ken Kelly will possibly buy a property from Pat Kelly. Zoning place the property as residential and he want to know how the use can be changed. W. Hinchman stated that a number of commercial properties are now residential. P. Allegretti said it was a non-conforming use. R. Brais said there has been no use recently for retail. K. Kelly then said that there is no way the property can be used as a residence due to the wetlands. There was a discussion about a text amendment, the word “abandonment”, and the area being historically commercial. Further discussion went into existing non-conforming use, taxation, setbacks, and parking. K. Kelly asked the commission if when the regulations were established in 2003, was the owner (Pat Kelly) notified that the property would be considered abandoned. W. Hinchman said that ignorance of law is no excuse. It was mentioned that maybe they could see if the area could be re-zoned. This discussion was only for the potential development of a property and not for an application.

**C. Current Business –**

1. **Approve minutes of January 18, 2017 and January 25, 2017.** R.DiBonaventura approved the 1/18/17 minutes as amended. R. Wishart seconded the motion and the motion carried. P. Allegretti approved the 1/25/17 minutes as submitted. L. Grossman seconded the motion and the motion carried.

**D. Pending Applications(s) –**

1. **M&E Transportation, LLC of 26 Herrick Road for 4 Nora Lane**, text amendment for Section 9.4 Special Permit Uses – add Section 9.4.17 Transportation Facility – a facility that functions as a depot for truck, bus, or limousine services, which may include maintenance facilities, vehicle parking and/or vehicle dispatch, but does not include distribution or warehousing of goods or products. This was continued until our March 15, 1027 meeting.
2. **Weston & Sampson for the Town of Pomfret, 5 Haven Road**, special permit application for wastewater pumping stations at the following locations:
  - a. Rectory School – 552 Pomfret Street
  - b. Pomfret School – 298 Pomfret Street
  - c. Pomfret Street – North side of 169 just NW to the entrance of the Airline Trail
  - d. Loos & Co. – 28 Mashamoquet Road

P. Deary made a motion to approve the application as submitted, allowing Staff to make the decision regarding the Airline Trail site. R. DiBonaventura seconded the motion. After discussion, P. Deary added to his motion that the applicant must submit a plan to the commission. R. DiBonaventura seconded the motion and it carried.

**III. New Business**

**A. Acceptance of New Application(s) –**

1. **Phillip Allegretti for the Town of Pomfret Planning & Zoning Commission, 5 Haven Road**, text amendment regarding signs. P. Allegretti read the amendment wording for “signs”. Jamie tied the wording into farm stands. After discussion, W. Hinchman said he wished to schedule a public hearing for 3/15/17 at 7pm. L. Grossman so moved the request. It was seconded by R. DiBonaventura and approved.

**B. Citizen's Comments – none**

**C. Correspondence**

1. ZEO Report –Permits issued:
2. Complaints –
  - a. Jerry Clark, 7 River Road – complaint of a commercial box trailer and overseas shipping container used for storage near the property line. Ryan will send a letter. Nothing new.
  - b. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Letters were sent to Stately and property owner in November requesting a timeframe for completion of conditions. Applicant is complying with regulations.
  - c. Margaret Davis, 59 Jericho Road – tiny house/mobile home on property. A NOV was issued. Atty. Higgins has sent out a letter regarding this issue.

**IV. Commission Business**

- A. Air B&B's** – commission feels we should start playing around with language for a possible text amendment
- B. Signs** – working on text amendment

- V. Adjournment** – R. DiBonaventura made a motion to adjourn. R. Wishart seconded. Meeting adjourned at 9:50 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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