

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING MINUTES
WEDNESDAY, JUNE 21, 2017 AT 7:00 PM
OLD TOWN HOUSE**

P. Allegretti said he'd like to seat L. Grossman for A. Benway. P. Deary moved to do so. R. Wishart seconded and the motion was approved.

I. Public Hearing

- A. **Shawn Densmore, 69 Jericho Road**, special permit for a 44' x 60' garage to accommodate a home based business occupying 880 sq. ft. of garage total. S. Densmore was present to speak on the application. He is tearing down an old 22' x 20' building and replacing it with a 44' x 60' garage, of which a small area will be for his home based business, Flue Doctor. All parking will be behind the garage. It will be an all steel construction building in a neutral color and there will not be any retail sale there. Fred Vogel (who also spoke for another neighbor Sue Cunningham), a neighbor of S. Densmore, had a few questions regarding this application. He asked if there would be a bathroom in the building. S. Densmore said there will be no water or septic in the new building and that a new well had been installed a year ago. F. Vogel then asked if the garage was going to hold a larger vehicle, what the hours of operation would be, what would the roofing material be made of, would any maintenance be done in the garage, and if so, how the fluid would be handled. S. Densmore said he has no larger vehicle. The two side bays will hold his two classic cars. The garage will be used to maintain vehicles. All fluids have always gone to Pomfret DOT. The only run-off would be soapy water. All parking will be in the rear of the garage (on gravel). The roofing will be a metal roof. His normal hours of business are 7:30 am – 4:00 pm, but during the winter it changes to 9:00 am – 4:00 pm. Jamie then mentioned that as a special permit, if any of these are a concern, they could be added to the conditions of approval. The parking can't be within 10' of a residential and within 15' of a non-residential side yard setback. He will need to establish a side yard setback in the field. Also, any motion must be based on the requirements of the regulations as of today. P. Allegretti said we have received the CRR cards. P. Deary made a motion to close the public hearing. R. DiBonaventura seconded the motion and it was approved.

II. Regular Meeting –

- A. **Roll Call- Present:** P. Allegretti, R. DiBonaventura, P. Deary, B. Champany, R. Wishart; and L. Grossman, Staff: R. Brais, and J. Rabbitt. **Absent:** W. Hinchman, A. Benway, M. Hart, and A. Amaral.
- B. **Items to add to the agenda** – Need to change August meeting date. P. Allegretti made a motion to move this item to Section IV Commission Business. L. Grossman seconded and it was approved.
- C. **Current Business –**
1. **Approve minutes of May 17, 2017.** B. Champany made a motion to accept the minutes as submitted. R. DiBonaventura seconded and motion was passed.
- D. **Pending Applications(s) –**
1. **Shawn Densmore, 69 Jericho Road**, special permit for a 44' x 60' garage to accommodate a home based business occupying 880 sq. ft. of garage total. P. Allegretti mentioned that we need to remember to act on the waiver request for this application. Jamie stated that there are four items to be resolved: 1) act on waiver request of Section 14.4.2 a-cc; 2) hours of operation; 3) the location of the driveway and parking area shall be staked in the field and needs to be reviewed by Staff prior to any construction and/or clearing/grading activities; and, 4) any approval has to be based on the Town's regulations as of June 21, 2017. P. Allegretti asked for a motion on the waiver request of Section 14.4.2 a-cc. R. DiBonaventura made a motion to waive the requirements of Section 14.4.2 a-cc. L. Grossman seconded the motion and it was approved. The hours of operation are not really a concern. Leave the hours of operation off of the conditions. P. Deary made a motion to approve the application with the following two conditions of approval; 1) The location of the driveway and

parking area shall be staked in the field and needs to be reviewed by Staff prior to any construction and/or clearing/grading activities; and, 2) this approval is based on the Town's regulations as of June 21, 2017. A letter will be sent to S. Densmore regarding the approval, conditions of approval and the filing of a special permit.

III. New Business

A. Acceptance of New Application(s) –

1. **Town of Pomfret for Pomfret Public Library, 449 Pomfret Street, special permit/site plan** review for enlargement of parking lot. This is for the expansion of the parking lot which consists of 14 parking spots today. There are significant wetlands which have been dealt with. We can accommodate 24 spaces of which one would be a special parking section. A public hearing is to be set for 7/19/17. Need to have the road foreman review the plans. This is continued until July and Pomfret School needs to be notified as the only abutter to the Library regarding the Public Hearing.

B. Citizen's Comments – none

- C. **Correspondence** – article from Boston Globe dated 6/6/17 regarding Air bob's; notice of a land use seminar; notice from Robertson & Cole regarding a telecommunications tower to be placed at 72 Ragged Hill; and, distribution of information from CT Realtor Association.

1. ZEO Report –Permits issued:

- a. 261 Valentine Rd. (Blanchette) – 10' x 16' shed
- b. 154 Valentine Rd. (Rodriguez) – 120' x 21' deck
- c. 62 Angell Rd. (Fattaleh) – new house
- d. 91 Kearney Rd. (West) – 14' x 30' rear deck
- e. 799 Wrights Crossing Rd. (Lefebvre) – 16' x 28' above ground pool
- f. 5 Amanda Circle (Breynard) – 14' above ground pool
- g. 38 Page Rd. (Bankowski) – 24' above ground pool

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. Owner has begun removing the loose items and landscaping trailers. He is working on emptying the cargo container and removing it. He will be moving the box trailer to the rear of the property out of sight (this has been on his property for many years).
- b. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Trees have been planted. The fence has been erected in areas except to screen from the street. He is working on that.
- c. Barry Peloquin, 59 Longmeadow Drive- commercial vehicles; neighbor complained yesterday (6/20/17) of vehicles back on site. Tonight there was a bucket truck, military dump, and goose neck trailer. This will be monitored.

IV. Commission Business

- A. **Need to change August meeting date.** After discussion, the August meeting date will be on the 23rd as a special meeting. Clerk will cancel the original August 16 meeting date.

- V. **Adjournment** –B. Champany adjourned the meeting. R. Wishart seconded . It was approved and adjourned at 8:02 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved:_____