

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING MINUTES
WEDNESDAY, JULY 19, 2017 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened at 7:04 pm. R. DiBonaventura made a motion to seat M. Hart for P. Deary. R. Wishart seconded and it was approved. Moved on to Public Hearing.

I. Public Hearing

- A. 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. J. Rabbitt spoke for the applicant. There is a waiver request for Section 14.4.2 a-cc. This is a municipal project. There is a proposed layout of parking lot. The existing lot only holds 7 vehicles comfortably. There is room for 19 spaces with clear circulation with 1 handicap spot and 8 internal spaces. The wetlands are along the tree line. There is the possibility of 24 spaces if full application is run through IWWC. P. Allegetti mentioned that W. Hinchman told him the library wanted to get this done ASAP. The first plan can be approved by P&Z due to no wetland—how could we approve the other options? Jamie said IWWC looked at 19 spaces already, but they want an application for the full 24 spaces (internal of 8, 10, or 12). Jamie read draft letter for favorable action on application. Discussion of what could occur at IWWC with full application. Need a modified radius of entrances to meet DOT regulations. M. Hart made a motion to close the public hearing. It was seconded by R. DiBonaventura and approved.

II. Regular Meeting –

- A. Roll Call- Present:** P. Allegetti, R. DiBonaventura, B. Champany, R. Wishart, M. Hart, and Staff: R. Brais, and J. Rabbitt. **Absent:** W. Hinchman, P. Deary, A. Benway, L. Grossman, and A. Amaral.
- B. Items to add to the agenda –** new special permit application from M&E Transportation LLC, 4 Nora Lane, for a transportation facility. P. Allegetti motioned to move this to Section III A of the agenda. R. DiBonaventura seconded the motion and it was approved.
- C. Current Business –**
- 1. Approve minutes of June 21, 2017.** R. DiBonaventura made a motion to accept the minutes as amended. M. Hart seconded and motion was passed.
- D. Pending Applications(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. B. Champany asked why there were 3 plans instead of just one. R. DiBonaventura then also asked if there could be a condition of approval contingent when approved by IWWC. P. Allegetti made a motion to change COA #4 to give Staff authority to move the lot 9' or 18' east. Jamie read the waiver request into record. B. Champany made a motion to waive the site plan requirements in Section 14.4.2 a-cc. R. DiBonaventura seconded the motion and it was approved. M. Hart made a motion to approved the application with the following conditions of approval: 1) Final grading is reviewed by Town's Road Crew Foreman in consultation with the Town's consulting engineer; 2) A preconstruction meeting is held with Town staff and the site is staked in the field prior to any grading activities associated with the construction of the parking lot; 3) Final garbage area is detailed on site plans. Locations shall be appropriately screened with fencing and/or vegetation; 4) the plan may be increased to 21 or 24 spaces and the encroachment may extend an additional 18 feet to the east upon receipt of appropriate permits from the Town's Inland Wetlands Agency; and, 5) Erosion and Sediment Control shall be installed and approved prior to any excavation and/or grading activities. R. Wishart seconded the motion and it was approved.

III. New Business

A. Acceptance of New Application(s) –

- 1. M&E Transportation LLC, 4 Nora Lane**, special permit application for a transportation facility. Need to schedule a Public Hearing for August 23rd, 2017 and this will be a special meeting. This is for a truck repair/storage facility and there are renderings of the proposed building.

B. Citizen's Comments – none

C. Correspondence – CRR from Town of Woodstock regarding a proposed Public Hearing for a text amendment.

1. ZEO Report –Permits issued:

- a. 178 Paine Road, Barry Ceretto – new house
- b. 90 Woods Hill Road – solar farm
- c. Bosworth Road, Greg Trahan – 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. Once again, trucks are being stored on the property; bucket truck, military dump, and equipment trailer are behind the house. Ryan will send cease & desist letter.

IV. Commission Business

A. Jamie mentioned he did his final review of the First Congregational Church.

V. Adjournment –B. Champany adjourned the meeting. R. Wishart seconded. It was approved and adjourned at 8:45 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved:_____