

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS/MEETING MINUTES
WEDNESDAY, APRIL 18, 2018 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Vice Chairman Phil Allegretti at 7:00pm. P. Mann seated for W. Hinchman, L. Grossman for A. Benway, and M. Hart for P. Deary.

I. Public Hearing

A. Town of Pomfret, Town Emergency Resource Center, 628 Mashamoquet Road.

Special Permit application for new emergency resource center. Present for the application were Maureen Nicholson, Charles Weeden, and Bruce Woodis. B. Woodis of KWP spoke regarding the application. A written request of waivers was read into the record by M. Nicholson. J. Rabbitt mentioned he had written a draft letter regarding this application and that the public hearing needs to be closed. C. Weeden distributed color copies of a model building and asked if the Town of Pomfret could make the decision on the color of the building (First Selectman, ERC committee, etc.). Jamie said he would be uncomfortable to make the final decision on the color of the building. R. DiBonaventura said he would like to make the color issue as comfortable as possible. L. Grossman then made a motion to close the public hearing. P. Mann seconded and it was approved.

II. Regular Meeting

A. Roll Call –P. Allegretti, Vice Chairman; R. DiBonaventura, Member; B. Champany, Member; R. Wishart, Member; L. Grossman. Alternate; P. Mann, Alternate; M. Hart, Alternate. **Staff:** Ryan Brais, ZEO and James Rabbitt. Town Planner. **Absent:** W. Hinchman, Chairman; P. Deary, Member; and A. Benway, Member.

B. Items to add to the agenda – None (add Airbnb to May agenda)

C. Approve minutes of March 21, 2018 – P. Allegretti made a motion to approve as amended. B. Champany seconded and it was approved. There was one abstention.

D. Pending Application(s)

1. Town of Pomfret, Town Emergency Resource Center, 628 Mashamoquet Road. Special Permit application for new emergency resource center. There was a discussion regarding the waivers. L. Grossman made a motion to approve the waivers that were requested. R. DiBonaventura seconded and it was approved. Jamie stated that any landscaping issues can be included in the motion of approval. M. Hart said it is prudent because the landscaping is already there. R. DiBonaventura made a motion to approve all of the color schemes that were presented to the commission. R. DiBonaventura made a motion to approve the special permit application to construct an Emergency Resource Center and associated site improvements as detailed on Plans prepared by KWP Associates, revise April 2, 2018 (sheets 1 of 2 and 2 of 2) and a Landscape plan submitted by KWP (Landscape Plan and Cover Letter – dated

1/11/2018). The motion shall also include the following conditions: 1) A preconstruction meeting should be held with Commission/Town Staff (Planner, Engineer, EWO, Building Official) with building contractor prior to any construction, grading, and/or excavation activity associated with the construction of the Emergency Resource Center; 2) Shop drawings and samples of building materials including colors (markups) shall be submitted to staff and reviewed to determine compliance with Commission approval prior to installation based on the two color schemes submitted at the Planning and Zoning Commission's April 18, 2018 Public Hearing; 3) Minor filed adjustments to grading and landscaping may be made based on field conditions upon written approval from the Town Planner, who has been given the authority on behalf of the Town's Planning and Zoning Commission to act on their behalf. The Town Planner cannot approve any change that jeopardizes the integrity of the original design (approved plans); and, 4) Final as-built should be submitted to the Town to determine compliance with the approved plans. As-built shall include the final grades, landscaping, buildings, utilities (depth, size, location, type), and drainage. As-built may include additional information deemed necessary by town staff to determine compliance with approvals. B. Champany seconded the motion and it was approved.

III. New Business

A. Acceptance of New Application(s) –

1. Daniel Nagy, 94 Hampton Road, application for a text amendment for "Farm Distilleries". There will have to be a public hearing scheduled for the May meeting. The public hearing notice will have to go to the other towns and NECCOG, as well as the paper. P. Allegretti made a motion to schedule the public hearing for May 16th and notices will be sent out to the other towns and NECCOG. L. Grossman seconded and it was approved.

B. Citizen's Comments – M. Nicholson mentioned some new legislature regarding on-site granny pods. It is on-site medical housing for the elderly or disabled. A lot of towns are opting out of the legislation. It would house the elderly, elderly with disabilities, and others with disabilities. Jamie will provide more information on this issue next month.

C. Correspondence – Three letters from the CT Siting Council were read into record by P. Allegretti.

D. ZEO Report – Permits Issued: 73 Kearney Road – new home

1. Complaints

a. Jerry Clark, 7 River Road complaint of a commercial box trailer and shipping container used for storage. Ryan sent Mr. Clark a letter for a status update.

b. Jamie Stately, 299 Hampton Rd – permit with conditions. Conditions have not been met. All conditions are now met and this item can be removed from the agenda.

c. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. Attorney Higgins stated that the discovery phase is almost complete and we will be looking for a trial date in the near future. No change. Ryan has a meeting with Atty. Higgins on Friday.

IV. Commission Business – none

V. Adjournment – Motion made by B. Champany. Adjourned at 7:48.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved:_____