

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, NOVEMBER 26, 2012 AT 7:00 PM  
POMFRET SENIOR CENTER**

In Attendance: Commission Members Walter Hinchman, Phil Allegretti, Richard DiBonaventura, Eric Pohlman, Beverly Champany, Alternates Kimberly Bergendahl and Christopher Burke; Staff - Ryan Brais, ZEO and James Rabbitt, Town Planner. Absent: Commission Members Ted Tsanjoures, Martha Paquette, and Alternate Antonio Amaral.

Walter Hinchman opened the meeting at 7 pm and said he would like to seat K. Bergendahl and C. Burke. B. Champany made a motion to do so. It was seconded by R. DiBonaventura and approved unanimously.

**I. Regular Meeting –**

**A. Current Business**

1. Items to add to the agenda J. Rabbitt said he would like to have a brief discussion regarding the proposed regional business park in Putnam as item 3 under Section II C. W. Hinchman made a motion to add this to the agenda. It was seconded by R. DiBonaventura and approved unanimously.
2. Approve Minutes of Regular Meeting of October 22, 2012 – C. Burke made a motion to approve the minutes as submitted. P. Allegretti seconded the motion and it was approved unanimously.

**B. Pending Application(s) – none**

**II. New Business**

**A. Acceptance of New Application(s) – none**

**B. Citizen's Comments – None**

**C. Correspondence –**

1. ZEO Report – Ryan said he did one inspection this month at 271 Paine Road for a CO, which was granted. No new permits were issued.
2. Complaints (existing):
  - a. Barry Peloquin, 59 Longmeadow Drive

Commercial equipment on a residential property (bucket truck, chipper, mason dump). Ryan feels that there could actually be some sort of tree trimming business going on. He's passed the property several times and taken pictures. He observed a new truck in the driveway. The original equipment noted has been behind the house, so it is hard to view. He will continue monitoring to see if this exceeds a normal residential use. The commission members had a short discussion regarding if a NOV was issued, what the procedure would be and how long the commission would have to act on it. At this point, this is only a complaint and no violation has been issued. Jamie said it is best to do the due diligence. Some of the commission members offered to take some photos when they're in that area. The commission feels that a letter should be sent to the homeowner and that the homeowner should be asked to respond to the letter in writing. The letter will state that Ryan (as the agent for the commission), is following up on the complaint that came in.

**3. Brief discussion of proposed regional business park**

Jamie said he met with Putnam's first planner regarding a proposed regional business park to be located between the Water Treatment facility and the Ash Landfill off of Kennedy Drive. There is a new bridge to be built south of the existing bridge which will be used for the YMCA to be built there. The temporary bridge will remain. There was discussion as to why Putnam would need Pomfret, other than financing. Jamie said this is all just discussion for now and we're just listening to what's being said. Jamie will keep the commission posted on any updates that come along.

### **III. Commission Business**

**A.** Citizen's Comments – None

**B.** Discussion of documentation submitted by the AG Commission to be P&Z Commission regarding the update of their POCD. W. Hinchman thought that E. Chase was going to be here. He feels that we need to get someone from the AG Commission to come back and explain why they said what they did in their documentation. E. Pohlman thought that their information wasn't complete. W. Hinchman felt that it's quite wordy. He said he will call and speak to E. Chase and ask him to come back for our next meeting.

**C.** Election of Officer

P. Allegretti made a motion to nominate W. Hinchman as Chairman. W. Hinchman made a motion to nominate P. Allegretti as Vice Chairman. R. DiBonaventura said so moved. B. Champany made a motion to close the nominations. C. Burke seconded the motion. B. Champany then made a motion to nominate R. DiBonaventura as Recording Secretary. A vote was taken and the nominations were approved unanimously.

**D.** Review/possible approval of 2013 meeting schedule

Jamie said he had a conflict with the May 28<sup>th</sup> meeting date. After discussion, the commission decided to change the date from the 28<sup>th</sup> to the 29<sup>th</sup>. P. Allegretti made a motion to change the date. It was seconded by C. Burke and approved unanimously.

At this point, J. Rabbitt mentioned that there would be a seminar in Canterbury this Thursday at their Town Hall regarding small scale economic development from 6:30 – 9:00 pm.

### **IV. Adjournment**

K. Bergendahl made a motion to adjourn the meeting. It was seconded by B. Champany and approved unanimously. The meeting adjourned at 8:05 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved \_\_\_\_\_