

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

Meeting was opened by Chairman Walter Hinchman at 7:00 pm.

I. Regular Meeting –

A. Roll Call –Chairman; P. Allegretti, Vice Chairman; R. DiBonaventura, Member; B. Champany, Member; R. Wishart, Member; L. Grossman. Alternate; P. Mann, Alternate.

Staff: Ryan Brais, ZEO; and James Rabbitt Town Planner. **Absent:** W. Hinchman, A. Benway, Member; and M. Hart, Alternate.

B. Items to add to the agenda – none.

Phil made a motion to seat Leigh for A. Benway and Pete for W. Hinchman. Rich seconded and the motion carried.

C. Approve minutes of June 20, 2018– R. DiBonaventura made a motion to approve 6/20/18 minutes as amended. R. Wishart seconded and it was approved.

D. Pending Application(s) - none

II. New Business

A. Acceptance of New Application(s) –

- 1. Watercure Farm, LLC, 426 Mashamoquet Road,** special permit application for a farm distillery and farm store. A Public Hearing will be scheduled at the Old Town House for 7pm on August 15, 2018. Jamie gave an overview of the application. Phil gave an overview of the site plan recommendations.

Jamie will meet with applicant before the public hearing date. Dan Nagy spoke to the commission regarding the application. He is working with KWP regarding the waivers and a draft of the floor plan. M. Nicholson asked the commission to entertain expediting a special meeting if this application is not approved in August.

B. Citizen's Comments –

C. Correspondence –two letters from the CT Siting Council re: Sprint notice of intent to modify telecommunications facility located at 62 Babbitt Hill Road; CT. Siting Council submission of application for Cellco partnership d/b/a Verizon Wireless for a wireless telecommunications facility at 72 Ragged Hill Road. M. Nicholson said they are looking at additional sites and comments must be made to the Siting Council regarding visual and environmental impact.

D. ZEO Report – Permits Issued:

225 Angell Road – John Davidson – addition of an 18'x24 family room with two porches

185 Deerfield Road – Craig Jurczyk- 12'x16' shed

1. Complaints/Violations

- a.** Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. No improvement to conditions. Still awaiting court date.

III. Commission Business –

- A. Discussion of Air bnb's:** preliminary discussion held. Jamie said the aspect is maybe to have regulations in zoning or something else. Other towns are looking at the Newport, RI model. We could possibly have a registry and fines through an ordinance with the Selectmen. Jamie read some of the information regarding the Newport RI model which states that the property has to be owner occupied. Jamie will send a follow-up.
- B. Medical Pods:** Jamie said that these are owner occupied. You need a permit for the structure which can be no more than 500 sq. ft. It will act as a structure for a physically/mentally impaired person. It is limited to one structure per property and has to tie into existing leech field and potable water. There will be a permit and fee set-up. There will be removal of the structure once the person no longer needs the structure. It is a tiny house and NOT a camper. There is an opt out feature. The Board of Selectmen can make the determination to opt out (P&Z to hold Public Hearing to make recommendations to refer to selectmen). The public hearing will be held at the Old Town House for 7pm on August 15, 2018.

IV. Adjournment – B. Champany made a motion to adjourn. R. Wishart seconded. The meeting adjourned at 8:26 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved:_____