

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS/MEETING MINUTES
WEDNESDAY, SEPTEMBER 19, 2018 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Chairman Walter Hinchman at 7:00 pm. P. Allegretti made a motion to seat L. Grossman for B. Champany and seat P. Mann for A. Benway. W. Hinchman seconded and it was approved.

I. Regular Meeting –

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

B. Items to add to the agenda –

- 1. Jonathan Ricciardelli, 469 Taft Pond Road,** text amendment regarding a dog boarding and training facility. J. Ricciardelli was present and gave a brief overview of his application but will give more at the Public Hearing. Jamie explained how the majority of information is to be presented at the Public Hearing or you run risk of due process. W. Hinchman told J. Ricciardelli that if he doesn't wish to be considered as a kennel, he needs to define why it won't be a kennel. Public Hearing is to be held 10/17/18 at 7pm at the Old Town House. W. Hinchman so moved. L. Grossman seconded and it was approved.
- 2. Request from Bruce Woodis for First Congregational Church,** discussion regarding more parking at the church prior to submitting a text amendment to the commission. Bruce Woodis was present along with Sean Sullivan and Brian Bourque of the First Congregational Church. They said they have a parking situation in front of the church that is not adequate. They are seeking information from the commission on how to go about this. Brian Bourque said they have limited space for parking, and they hate to lose the green, but they need parking. W. Hinchman then asked what our setback requirements are and where the State right-of-way is located. Jamie has spoken with B. Woodis and what he's laid out for the church does not conform to the regulations. They need to either downsize their proposal or submit a text amendment. Sean Sullivan said they can't park on Grosvenor Road. Bruce Bourque said they can't park on their own green. There is not enough room to parallel park on the Town road. W. Hinchman mentioned that they had some sort of agreement with Pomfret School regarding parking. B. Bourque said they allow them to park on the hard surface, but it's a distance away and not close by. B. Woodis would like to add a couple more rows of parking in front

of the church (into the set back). He showed commission members on a map where they'd like to place parking spaces. W. Hinchman said that they need to keep in mind that 169 is a scenic road and they need to maintain the scenic nature. R. Brais suggested that they do angled parking. They went into a discussion about parking and landscaping options. W. Hinchman then said there are 3 things mentioned: 1) changing set back limit; 2) use angled parking; and, 3) using road as access (one-way). All of these 3 items are possible ideas as to what could be done. Discussion ended.

C. Approve minutes of August 15, 2018– L. Grossman made a motion to approve 8/15/18 minutes as amended. P. Allegetti seconded and motion was approved. There was one abstention.

D. Pending Application(s) – none

II. New Business

A. Acceptance of New Application(s) –

1. Jonathan Ricciardelli, 469 Taft Pond Road, text amendment regarding a dog boarding and training facility. As noted above, there will be a Public Hearing for this text amendment on 10/17/18 at 7pm at the Old Town House.

B. Citizen's Comments – Marc Maddocks and Mike Maddocks were present to speak to the commission regarding questions they had about a property and a hand-based business. They are looking at a property on 169 for a home-based business. They realize that machine shops aren't listed as Home Based Business or allowed in the regulations. They are not aware of any former uses of the property. Someone mentioned that it was a gift shop at one time. P. Allegetti suggested they find out from the current owners what is permitted on the property. W. Hinchman believes it was used for retail sales. Jamie mentioned that there are different types of machine shops using differing types of machinery and some of them using liquids. Machine shops are prohibited in the regulations. W. Hinchman believes they should question the owner/real estate agent and find out what the property has been used for.

C. Correspondence – W. Hinchman mentioned the letters from the CT Siting Council for modification of a telecommunications facility located at 398 Pomfret Street and the CT Dept. of Transportation letter regarding the Sanitary Sewer Extension Project (Contract 1&2). He also read into record a letter from Walter Rucki, Jr. dated 9/14/18 to the Chairman of the CT Siting Council regarding the Ragged Hill proposed cell tower (letter was also sent to Pomfret First Selectman's office, the Pomfret Times, Senator Tony Guglielmo, and Representative Pat Boyd).

D. ZEO Report – Permits Issued:

201 Mashamoquet Road – Miller – 28'x28' agricultural barn
212 Covell Road – Starr – Sunroom
233 Quassett Road – Foisey – 12'x31' deck

1. Complaints/Violations
 - a. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. No improvement to conditions. Pre-trail hearing scheduled for October 25, 2018
 - b. Jamie Stately, 299 Hampton Road – special permit for tree removal business allowed for 3 unique vehicles/pieces of equipment. Warning letter was sent to J. Stately via certified return receipt stating that he has 14 days from receipt to remove the extra vehicles from his property of a NOV will be issued. Property owner John Wolchesky was cc'd.

III. Commission Business –

- A. Discussion of Air bnb's:** continued
- B. Medical Pods:** Jamie handed out lot requirements for a frontage lot; discuss next month for potential text amendment.

IV. Adjournment – P. Mann made a motion to adjourn. L. Grossman seconded. The meeting adjourned at 8:30 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved: _____