

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
WEDNESDAY, JANUARY 16, 2019 AT 7:00 PM  
OLD TOWN HOUSE**

Meeting was opened by Chairman Walter Hinchman at 7:05 pm. P. Allegretti made a motion to seat P. Mann for A. Benway. R. DiBonaventura seconded the motion and it was approved.

**I. Regular Meeting –**

- A. Roll Call** – W. Hinchman, Chairman; P. Allegretti, Vice Chairman; R. DiBonaventura, Member; R. Huoppi, Member; P. Mann, Alternate; Staff: Ryan Brais, ZEO; and James Rabbitt Town Planner. **Absent:** B. Champany, Member; R. Wishart, Member; A. Benway, Member; L. Grossman, Alternate; and M. Hart, Alternate.
- B. Items to add to the agenda** – Maureen Nicholson would like to speak to the commission regarding a land purchase. This item will be moved to Section III Item A of this agenda, under commission business.
- C. Approve minutes of December 19, 2018**– P. Mann made a motion to accept the minutes as submitted. P. Allegretti seconded the motion and it 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**, special permit application for a dog boarding and training facility. P. Mann wondered if there would be enough time to complete the full process. R. Brais said the State won't sign anything until the Town gives their approval. Jamie said it is the approval of a potential use, contingent on final approval by the State. P. Allegretti made a motion to accept the application. P. Mann seconded the motion and it was approved. W. Hinchman then made a motion to schedule a public hearing for 2/20/19. R. DiBonaventura seconded the motion and it was approved. Jamie spoke with the applicant about what would be needed before the next meeting.
- B. Citizen's Comments** – none
- C. Correspondence** – pamphlet regarding CT Land Use Law Seminar being held on 3/23/19 at Wesleyan from 8:30 am – 4:30 pm, if anyone is interested.

Walter chose to move M. Nicholson here in the agenda and we will come back to our regular agenda after her proposal.

Purchase of 141 Acres in Town for a piece of property known as the Frankfurter property across from the Town Hall. Maureen was here to ask the Commission to write a letter of support to purchase the 141 acres. Ten (10) acres in front will be bought by the Town and the other 131 acres will be bought by the Town and grants. W. Hinchman asked the commission members if they see any problems with what Maureen suggested. P. Allegretti make a motion to write a letter stating the commission approves the purchase of the land and that it will fit into our POCD. P. Mann seconded the motion and it was approved. The paperwork for this is due by 2/7/19. Jamie noted that per Section 8-24, this issue if required to come to the commission to show that it is consistent with the POCD.

Return to regular agenda.

Also, there was correspondence from T. Corriveau forwarded by P. Gaumond, showing a new wedding venue (433 Wrights Crossing Road), which is not permitted in the regulations. R. DiBonaventura said Ryan needs to see them and explain that a wedding venue is not a permitted use. Ryan said it isn't permitted and will explain to them that they will need to come in and do a text amendment. Jamie stated that inns can have venues associated with them. Ryan will send letter to property owners and inform them it's not a permitted use. P. Mann so moved, R. Huoppi seconded and it was approved.

#### **D. ZEO Report – Permits Issued:**

102 Paine Road – Roy – new house

110 Rich Road – Anthony – new house

##### **1. Complaints/Violations**

- a. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. A stipulated judgment has been reached. All vehicles (commercial) must be removed by December 31, 2018. Mr. Peloquin will pay the Town \$2,434.00 for legal fees. Any future violations of this judgment will result in a \$250 per day fine. Ryan received a formal request to retain one-gooseneck trailer. He is also looking for approval for the Jeep and skid steer. Upon inspection of the property on the way to the meeting tonight, a pick-up (F-450 color gray), a three-axle military truck, and the trailer were still behind the house. Ryan gave the stipulated judgment to Walter to read into the record. No fines will be imposed until we notify him of the violation. P. Mann made a motion that the ZEO, via coordination with the Town Attorney, notify Mr. Peloquin of his violation of the stipulated judgment dated 12/12/18. R. DiBonaventura seconded the motion and it was approved. Ryan need to send a letter regarding Mr. Peloquin keeping the Jeep and skid steer. R. Huoppi said that the trailer is in violation along with the two large trucks.

Jamie said he notified B. Peloquin on 12/31/18 that all items were to be removed. Ryan checked 2 ½ weeks later and the vehicles are still there. Ryan needs to talk with the Attorney to see what procedure to follow due to the stipulated judgment. Walter is concerned about the “lack of promptness” in this situation; not being done in a timely fashion. P. Mann stated that Ryan did speak with B. Peloquin on 12/31/18. It was decided to proceed with this notification.

- b. Jamie Stately, 299 Hampton Road – special permit for tree removal business allowed for 4 unique vehicles/pieces of equipment. Neighbor claims Mr. Stately is not abiding by the terms of the special permit. Chip Lang submitted numerous pictures but none of them show more than 4 vehicles on site in the photos (Mr. Stately owns 6 trucks and 2 chippers). Ryan called and spoke with Atty. Williams and explained that no more than 4 pieces of equipment are shown on site at one time in any of the photos submitted. Can’t violate. This item can now be removed from the agenda.
- c. Intersection of Paine and Fay Roads: complaint received regarding a camper being used for a home (submitted to Wetlands Commission). Ryan brought this over to the P&Z commission. The building inspection issued a permit for temporary power. A temporary dwelling (camper) is permitted if a building permit is current for a new house. Ryan sent a letter to the owner that they can’t have a camper for a dwelling unless they have a permit to build a home.
- d. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. P. Mann made a motion to have Ryan send a letter (NOV) to property owner. P. Allegretti seconded the motion and it was approved.

### **III. Commission Business –**

- A. Discussion of Air bnb’s:** P. Mann asked if we need to permit air bnb’s. Jamie said that maybe there could be a registry with the BOS and Health Department. B&B’s and Country Inns are allowed already in our regulations. P. Allegretti said you need to try to figure out how many days of the year you want to rent a room. Jamie said to remember that it is a short-term rental of a room to transient population.
- B. Medical Pods:** Jamie had a draft dated 12/19/18 regarding Temporary Health Care Structures. Ryan stated that the State Statute says that the pods are for a single person inside of the pod. P. Mann asked if the square footage could be smaller than originally stated. Jamie will check it out. He said that some towns have opted out and some have accepted the proposal. The pods must hook into septic, well, electricity, etc. R. DiBonaventura asked about minimum specs for pods (like FEMA trailers)? R. Huoppi wanted to know if it is an on-site or off-site build. Jamie said it could be either. A doctor affidavit is needed to have a pod. Once the pod is no longer necessary, the pod needs to be removed. P. Allegretti asked about a detached 2 car garage with a need to use as a medical

pod. Jamie said you could do it as an in-law under the regulations. There will be more discussion next month.

**IV. Adjournment** – R. DiBonaventura made a motion to adjourn. P. Mann seconded. The meeting adjourned at 8:40 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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