

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MEETING MINUTES
WEDNESDAY, May 15, 2019 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Chairman Walter Hinchman at 7:02 pm. P. Allegretti made a motion to seat P. Mann for A. Benway and L. Grossman for B. Champany. 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. Wishart, Member; P. Mann, Alternate; L. Grossman. Alternate Staff: James Rabbitt Town Planner and Ryan Brais, ZEO. **Absent:** A. Benway, Member; B. Champany, Member; R. Huoppi, Member; and M. Hart, Alternate.

B. Items to add to the agenda –

C. Approve minutes of April 17, 2019– R. DiBonaventura made a motion to approve the minutes as submitted. P. Mann seconded the motion and it was approved. There was one abstention.

D. Pending Application(s) –

II. New Business

A. Acceptance of New Application(s) –

First Congregational Church, application for a zoning text amendment to allow parking in front of the church.

Bruce Woodis of KWP made a brief presentation. The Church would like to expand their parking, which would require them to encroach into the front yard setback abutting Pomfret Street. The proposal is to enter the front yard setback by 30%. B. Woodis handed out a conceptual site plan. Discussion ensued; the application will need modification to accomplish their goal. Section 10.6.2 will need an increase of impervious surface coverage from 25% to 40% in the PSRVD district. Section 10.4.3 modified to allow parking within the front yard setback of the PSRVD district by up to 30%. P. Mann motioned to accept the application with the modifications. R. DiBonaventura seconded the motion. All in favor. Motion passed. Motion to schedule the application for a public hearing for June 19, 2019 at the Old Town House at 7:00pm made by W. Hinchman. Seconded by P. Mann. All in favor. Motion passed.

B. Citizen's Comments –

C. Correspondence – Three letters from the State of CT Dot – one referred to as “shared residential driveway” for 309 Orchard Hill Road dated 4/22/19, the second referred to as the “proposed driveway for Hilltop Contractors” Route 169 (Orchard Hill Rd) dated 5/2/19, and the third is for a driveway permit for 354 Putnam Rd dated 5/3/19.

D. ZEO Report – Permits Issued:

74 Blossom Dr – Tendrich; Front deck entrance.
33 Blossom Dr. – Houle; 10' x 30' shed.

300 Putnam Rd – Billings; 24' x 24' attached garage w/ breezeway.

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. There was a difference of opinion between Mr. Peloquin and the ZEO regarding what vehicles were allowed on the property. The gooseneck trailer M35 cargo truck and a grey GMC remained. A court hearing was held March 11, 2019. We came to an agreement that the GMC could remain. It is only a C-20 (equivalent to the 2500). The trailer and M35 are to be removed by May 31st. Nothing new. Truck and trailer still on property. (5/15/19).
- b. 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. Camper as dwelling – property has been surveyed and the owners are in the process of laying out the house and septic on plans to receive a zoning permit. Once zoning and building permits are obtained, an application for the temporary trailer will be submitted. Nothing new. (5/15/19).
- c. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. A warning letter has been sent. They are in the process of selling these containers, as noted in a letter received from the owners. They also want the record to show that they learned about the Commission's discussion through a friend who read the minutes. They had not received the letter that was sent due to an incorrect mailing address. Note discussion with Darlene Ignacio previously under citizen's comments. One box has been removed and they are working on removing the other. (5/15/19).
- d. 433 Wrights Crossing Road, advertised wedding venue – a letter sent was simply an FYI that they are not allowed to operate as an events venue. Have not heard from them. Nothing new (5/15/19).

IV. **Commission Business –**

- A. **Need to discuss and decide what to do with the Planning and Zoning fund balances** that were distributed to Walter and Jamie at the last meeting. Walter is going to contact the clerk next week to finish up this list. No action taken this meeting. (5/15/19)
- B. **Discussion of Air bnb's** – discussion ensued about if there is a need to regulate and how to possibly regulate. A draft of potential regulations will be drawn up for future discussion.
- C. **Medical Pods** - this was tabled until next month

V. **Adjournment** – R. Wishart made a motion to adjourn. P. Mann seconded. The meeting adjourned at 8:35 pm.

Respectfully submitted,

Ryan Brais, Recording Secretary

Date approved: _____