

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING MINUTES
WEDNESDAY, JUNE 19, 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. Public Hearing –

A. First Congregational Church, corner of Grosvenor Road and Pomfret Street, text amendment to reduce front yard setback for parking. Bruce Woodis of KWP and Sean Sullivan of the First Congregational Church were both present for the hearing. The main focus of the text amendment in Section 10.4.4C allows 30% into front setback (at least 60' from Town highway and 35' from Town road). They have a conceptual design to increase parking and maximize traffic pattern and flow. It will increase the impervious coverage to 40%. Jamie read a letter addressed to the commission. Application was received 5/15/19 and the public hearing is on 6/19/19. The commission has 35 days to close the public hearing and 65 days to make a decision. There are two parts to the application. This text amendment only affects the PSRVD (Pomfret Street Residential Village District). It allows the church to expand their parking as-of-right; they submitted an application and need to follow the dimensional requirements. The second part is to increase the impervious coverage from 25% to 40%. P. Allegretti asked if Pomfret School wanted to put in more parking, would it be under special permit. Jamie said only in some cases; not all are special permits. The PSRVD does not go to the Rectory proper. You need a majority vote to pass the text amendment and you must give an effective date. L. Grossman asked if this would be only for the PSRVD area. B. Woodis said yes, it is only for that one zone. We need to re-word the text amendment to note PSRVD area only and by special permit (amendment to church's original special permit). Discussion of parking area. B. Woodis and S. Sullivan said they were fine with 30%. First Selectman Maureen Nicholson stated that she was in favor of the text amendment. L. Grossman made a motion to close the public hearing. B. Champany seconded and it was approved.

II. Regular Meeting –

- A. Roll Call** – W. Hinchman, Chairman; P. Allegretti, Vice Chairman; R. DiBonaventura, Member; B. Champany, Member; R. Huoppi, Member; L. Grossman, Alternate.
Staff: James Rabbitt Town Planner and Ryan Brais, ZEO. **Absent:** A. Benway, Member; R. Wishart, Member; P. Mann, Alternate; and M. Hart, Alternate.
- B. Items to add to the agenda** – discussion of library signage; W. Hinchman moved to put in under Section IV. R. DiBonaventura so moved. It was seconded by P. Allegretti
- C. Approve minutes of May 15, 2019**– R. DiBonaventura made a motion to approve the minutes as submitted. P. Allegretti seconded the motion and it was approved. There was one abstention.

D. Pending Application(s) –

1. **First Congregational Church, corner of Grosvenor Road and Pomfret Street**, text amendment to reduce front yard setback for parking. The text amendment in Section 10.4.3C in the PSRVD will read: Setback lines for parking areas may be reduced by 30% provided a minimum distance of 60 feet to be maintained to edge of pavement on a State Highway and 35 feet to edge of pavement on a Town Road. The text amendment in Section 10.6.2 will read under Impervious Surface Coverage in the PSRVD at 40%.

R. DiBonaventura made a motion to approve the application. L. Grossman seconded.

W. Hinchman made mention that he doesn't see a need for 40% coverage of paved area. He is more in favor of greenery (grass, etc.). He can't see paving in the middle of Town in the middle of the scenic area/district. R. DiBonaventura understands the applicant's wish to keep things on the lot. W. Hinchman said he would rather see hexagonal stones where grass can grow through. Jamie said they must meet the landscaping and buffering regulations. R. DiBonaventura said we could re-visit this during the special permit process. A vote was taken on the text amendment application; 5 votes for and 1 against.

III. New Business

A. Acceptance of New Application(s) –

1. **First Congregational Church, 13 Church Road**, special permit application for proposed expansion of pave parking area. The check for the application was submitted and received.

W. Hinchman made a motion for a Public Hearing to be held for this application at the July 17, 2019 meeting at 7pm at the Old Town House. P. Allegretti seconded the motion and it was approved.

B. Citizen's Comments – M. Nicholson thanked the commission clerk for working with the Town Treasurer to clear up the old accounts on the books. She also spoke to the commission regarding a hazardous waste facility, possibly at the end of Nora Lane. NECCOG has a grant for a facility, which would be a concrete structure for housing the hazardous waste. They would need to bring in paving, grading, electrical and water to the facility. We are looking for a safer way to dispose of hazardous waste. P. Allegretti asked what the town's plan was for Nora Lane. M. Nicholson said there is nothing planned for now, but there is a 4-5 acre island at the end of Nora Lane. W. Hinchman said he has had experience with a hazardous waste facility in Nova Scotia. P. Allegretti asked if this facility could be built near the highway garage. M. Nicholson said the area is pretty maxed out there. R. Huoppi asked about staffing the facility. M. Nicholson said that there is the possibility of sharing the staff with another facility. NECCOG would oversee the staffing, not the Town.

C. Correspondence – letter from NECCOG in reference to Woodstock P&Z Commission for a proposed text amendment to Permit Requirements regarding zoning and special permit requirements; ad from Enbridge Public Awareness Dept. regarding Pipeline Safety Information

D. ZEO Report – Permits Issued:

111 Searles Road – Corey Pion – 16'x 24' shed

1. Complaints/Violations

a. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. The trailer and M35 were to be removed by May 31st. Truck and trailer still on property on 6/19/19. Counsel will be contacted as he had until May 31 to remove the vehicles (6/19/19).

- 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. (6/19/19).
- c. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed and they are working on removing the other. They have asked about constructing a house and garage in the near future (6/19/19).

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 told clerk to send letter to all people on list who were not receiving a refund.
- B. **Discussion of Air bnb's** – Jamie reviewed Rich's draft; this was tabled until next month
- C. **Medical Pods** - this was tabled until next month
- D. **Library signage** – is there any reason why the library shouldn't be allowed to place a sign on the gable end of the library? They are looking at a possible expansion. Jamie said the provision for non-profits, is the sign can not exceed 12 square feet (i.e., 12x1, 6x2, 3x4), which is as-of-right with no permit required.

- V. Adjournment** – B. Champany made a motion to adjourn. L. Grossman seconded. The meeting adjourned at 8:30 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved: _____