

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
WEDNESDAY, NOVEMBER 20, 2019 AT 7:00 PM  
OLD TOWN HOUSE**

**Meeting was opened by Vice Chairman Phil Allegretti at 7:06 pm.**

**I. Public Hearing –**

- A. Mark Skarani, 532 Taft Pond Road,** special permit application for the construction of a 30' x 96' barn. M. Skarani was present. This is going to be an addition to the current horse barn. He had to move a boundary line to accommodate the building to meet the required setbacks. It will have concrete forms and a wood roofline. Jamie said he is here for the special permit due to the size. This will be for personal use only. He needs to show a manure handling plan. Question was asked if it would be traditional NE style. M. Skarani showed the sketch/drawing to the commission members. It is a fairly traditional barn with the height being slightly over. Jamie read from the regs regarding an exemption for the cupola, which would adjust the height to fit the regs. This would now be considered the principle building and the house is secondary to the barn. B. Champany made a motion to close the public hearing. R. DiBonaventura seconded and it was approved.
- B. LIUNA/NELTA, 10 Murdock Road,** special permit application for proposed additional paved driveway and additional parking to proposed crane building. Bruce Woodis of KWP was present for the applicant. He highlighted the changes that had been made to the plans. They relocated/alterd the driveway and added more parking spaces. They added a new paved driveway access and raised the level of grade and floor up 1.5 feet. P. Allegretti mentioned that the fees are all paid and the abutters CRR cards are in the file. B. Woodis mentioned that nothing is being changed in the regulated area. Jamie, in a draft motion, states that the original conditions of approval for the crane building carry through for this application. P. Allegretti made a motion to close the public hearing. It was seconded by P. Mann and approved.

**II. Regular Meeting –**

- A. Roll Call** –P. Allegretti, Vice Chairman; R. DiBonaventura, Member; B. Champany, Member; R. Huoppi, Member; R. Wishart, Member; P. Mann, Alternate; and Staff: James Rabbitt Town Planner and Ryan Brais, ZEO. **Absent:** Jim Rivers, Member; M. Hart, Alternate. and L. Grossman. Alternate.
- B. Items to add to the agenda – Draft of 2020 meeting schedule** (this was moved to Section IV Item B on the agenda.
- C. Approve minutes of October 16, 2019**– R. DiBonaventura made motion to approve the minutes as amended. P. Mann seconded and it was approved. There was one abstention.
- D. Pending Application(s) –**
- 1. Mark Skarani, 532 Taft Pond Road,** special permit application for the construction of a 30' x 96' barn. Jamie read his draft motion into the record. P. Mann made a

motion to approve the special permit application with the 9 conditions of approval stated in Jamie's draft motion. It was seconded by B. Champany and approved.

2. **LIUNA/NELTA, 10 Murdock Road**, special permit application for proposed additional paved driveway and additional parking to proposed crane building. Jamie read into record his draft motion containing 11 conditions of approval. Phil asked Bruce is they were finished at LIUNA and Bruce said he doesn't see anything else coming. B. Champany made a motion to approve the special permit application with the 11 conditions of approval mentioned by Jamie in his draft motion. R. Huoppi seconded and the motion was approved.

### **III. New Business**

#### **A. Acceptance of New Application(s) –**

1. **James Weiss, 168 Quassett Road**, Class I Home Occupation for a chocolate making facility in the house. Ryan was asked why he didn't handle this application. Ryan explained that even though no public hearing is required, the commission does have to vote on it. P. Allegretti showed the sketch that was with the application, which showed that the chocolate making area would be using 14.7% of the footage (this is under the 25% which is allowed). R. Huoppi asked if a commercial kitchen is different and whether they would need 2 kitchens. Jamie stated that it does have to be approved by NDDH for food safety issues. Ryan also said that there will be no retail sales out of the homes. Product is delivered and brought to craft shows. R. DiBonaventura made a motion to approve the Class I Home Occupation application for a chocolate making facility. R. Wishart seconded the motion and it was approved.

#### **B. Citizen's Comments – none**

- C. **Correspondence** – letter from DOT regarding Fahey at 342 Putnam Road; denied due to no Town of Pomfret approval being given. Ryan said there is no apron in place. He did state that the attorney for the new owner of the property would be sending a check to cover the fee-in-lieu-of owed to the Town.

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

181 Orchard Hill Road – Nutall Construction – two-story addition to house  
339 Putnam Road – Chubbuck – solar array

#### **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 31<sup>st</sup>. M35 military truck is still in the rear of the property. Counsel is preparing to file for contempt of a court order due to the following: failure to remove the M35 military cargo truck from the property; failure to make restitution to the Town in the amount of \$2,434.42 by June 1, 2019; and a caveat needs to be filed on the land records. Upon inspection on November 3<sup>rd</sup>, the yellow bucket truck, M35, and a white truck (flat be with stakes) with chipper in tow was on the property. Atty. Higgins is working on the matter (11/20/19/19).
- b. Intersection of Paine and Fay Roads: camper as dwelling – nothing new. Ryan received a site plan. Have not received an application as of yet (11/20/19).
- c. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. They are working on removing the other. Further discussions have been had with the owner on moving towards a new house. Nothing new (11/20/19).

- d. Nora Lane Realty, LLC, 4 Nora Lane – operating without a zoning compliance certificate and CO. NOV will be mailed out on November 21<sup>st</sup> to cease operation until they pave the apron, grade the parking lot, and most everything else other than the building. Jamie said he has met with Mr. Bunning regarding coming into compliance (11/20/19).

**IV. Commission Business –**

- A. **Planning & Zoning fund balances** – Pomfret School will be done soon, then only a couple others to finish up.
- B. **Discussion and possible approval of 2020 meeting schedule and change of venue.**  
P. Allegretti made a motion to approve the 2020 meeting schedule. P. Mann seconded the motion and it was approved. Discussion of whether the meetings should be moved back to the Senior Center. R. DiBonaventura made a motion to move the meetings back to the Senior Center. P. Mann seconded the motion and it was approved.
- C. **Discussion of Air bnb's** – Jamie said Rich laid out some groundwork regarding this issue and he is now editing Rich's work. Jamie will e-mail us the edits to the draft regulations from the discussion the commission had in October. P. Allegretti also mentioned we need to schedule a workshop regarding Air bnb's for 6:30 pm On February 19, 2020, prior to our regularly scheduled meeting.

- V. Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded. The meeting adjourned at 8:25 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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