

**TOWN OF POMFRET  
PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES (AMENDED)  
JANUARY 18, 2023  
COMMUNITY CENTER**

**I. Public Hearing**

**A. Aces Defense, LLC, 11 Brook Front Lane**, special permit for a fitness facility, retail gun shop and training, and storage area. This public hearing was not noticed properly. J. Rabbitt opened the public hearing and suggested it be continued to the February meeting, so the appropriate notices can be published. P. Allegretti made a motion to continue the public hearing to the 2/15/23 meeting. B. Champany seconded. All in favor.

**II. Roll Call – Present:** R. Wishart, P. Allegretti, B. Champany, R. Huoppi, N. Stellitano, R. Brais, J. Rabbitt, W & A Hinchman, and B. Reingold.  
**Absent:** J. Rivers, P. Mann, L. Grossman, and T. Harris.

**III. Open Regular Meeting**

**A. Items to add to the agenda** – need to add discussion of forestry and cannabis. P. Allegretti made a motion to add forestry to Section 5C1 and cannabis to Section 5C2. N. Stellitano seconded. All in favor.

**B. Approve minutes of December 21, 2022 meeting** – B. Champany made a motion to approve the minutes as submitted. R. Huoppi seconded. All in favor. One abstention.

**C. Pending Application(s) –**

**1. Aces Defense, LLC, 11 Brook Front Lane**, special permit for a fitness retail gun shop and training, and storage area. No action taken tonight.

**IV. A. Acceptance of New Applications** – none

**B. Correspondence** -Jamie mentioned a correspondence email he received from the housing advisory group regarding affordable housing near public transit. Staff to respond to advisory group – Desegregate CT. Jamie mentioned how the P&Z is formatting the regulations to manufacturing cannabis is not a no, but a no for now.

**1. ZEO Report – Permits issued/Complaints & Violations** – none

**C. Complaints & Violations –**

**1. Barry Peloquin** – in litigation

**2. 73 Fox Hill Road** – CO has been issued

**3. 4 Nora Lane** – operating without a zoning compliance certificate and CO; this is in litigation and going forward with injunction.

- 4. Citizen's Comments** – W. Hinchman was present and mentioned that the original draft regarding affordable housing was thrown out and the new document is about 50 pages. Jamie and Ryan have both seen the report.

**V. Commission Business –**

**A. Status of containers and truck trailers scattered around town.** N.

Stellitano is working on a text amendment for the February meeting.

**B. Discussion of revised fee schedule for Planning & Zoning** – P. Allegretti had a question regarding construction of roads

**C. 1. Zoning Regulations Modification Regarding Forestry** – Ryan said the man from DEEP did not like the wording. There are minor changes to be done. The State would like all municipalities to be the same. Ray mentioned that Maureen said this guy from DEEP has been trying to contact us since October (Jamie & Ryan said no). Ryan oversees forestry activities. Commission thought the State should do an application. P. Allegretti and N. Stellitano both agreed with this.

**2. Discussion on Cannabis** – P. Mann felt we should have a workshop on cannabis prior to doing a text amendment. Jamie said that parking is an issue with a lot of municipalities (substantial parking is needed). Commission needs to decide whether they want it or not. Think about cultivation, manufacturing and testing (odor control plan needed to eliminate the smell). This discussion will continue next month.

**Jamie mentioned that the CT Bar Association is holding their bi-annual seminar with the top leading land use attorneys. He recommends this seminar to all commission members.**

**VI. Adjournment** – B. Champany made a motion to adjourn. N. Stellitano seconded. Meeting adjourned at 7:55 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: \_\_\_\_\_