

**TOWN OF POMFRET
PLANNING & ZONING PUBLIC HEARING MINUTES
FEBRUARY 21, 2024 @ 7 PM
COMMUNITY CENTER**

- I. Open Public Hearing (open at 7:02 pm)**
 - A. Pomfret Planning & Zoning Commission, 5 Haven Road,** amend the Zoning Regulations pertaining to Agriculture (Forestry) to meet State Statutes. Due to an administrative oversight, this public hearing needs to be re-scheduled to our March meeting. B. Reingold made a motion to republish the public hearing notices and hold the public hearing at our March 20, 2024, meeting. P. Mann seconded. All in favor.
- II. Roll Call – Present:** R. Wishart, P. Allegretti, R. Huoppi, B. Champany, N. Stellitano, B. Reingold, P. Mann: **Staff:** J. Rabbitt. **Absent:** J. Sheldon, T. Harris, K. Vargas: **Staff:** R. Brais.
- III. Open Regular Meeting (Open at 7:05 PM)**
 - A. Items to add to the agenda** – none.
 - B. Approve minutes of January 17, 2024** – P. Allegretti made a motion to approve the minutes as amended. N. Stellitano seconded. All in favor. There were 2 abstentions.
 - C. Pending Applications** –
 - 1. Pomfret Planning & Zoning Commission, 5 Haven Road,** amend the Zoning Regulations pertaining to Agriculture (Forestry) to meet State Statutes. Being re-scheduled to the March 20, 2024, meeting.
- IV. New Business**
 - A. Acceptance of New Application(s)**
 - 1. Watercure Farm Distillery, 426 Mashamoquet Road,** home occupation application to operate as a café and/or restaurant with beer and wine service with entertainment as detailed in 6b.2.10. This application is not a Home Occupation application, but a zoning special permit application and has been signed by the applicant. P. Allegretti made a motion to schedule a public hearing on this application for the March 20, 2024, meeting. P. Mann seconded. All in favor. Mr. Nagy (owner of Watercure) submitted an as built signed by Bruce of KWP (now Archer) and a sketch plan done by D. Nagy.
 - 2. Watercure Farm Distillery, 426 Mashamoquet Road,** application to change from existing use 12.8.2 Farm Distilleries to 6b.2.10 Wineries and Distilleries and conform to that standard. This application has been withdrawn as it is not necessary.
 - 3. Taylor Banks, 81 Jericho Road,** home occupation application for a cleaning business. T. Banks submitted a waiver of Section 14.4.2 a-cc. P. Allegretti made a motion to approve the waiver of Section 14.4.2 a-cc. P Mann seconded. All in favor. P. Allegretti made a motion to approve the home occupation application for a cleaning business for Taylor Banks at 81 Jericho Road. B. Reingold seconded. All in favor.
 - B. Correspondence** - none
 - C. ZEO Report – Permits issued.** – no info
 - D. Complaints and Violations:** nothing new

1. **Barry Peloquin** –site is in compliance, awaiting hearing for fines and penalties.
 2. **4 Nora Lane** – in litigation; awaiting hearing date. (Our opinion is this does not comply with the regulations; new building constructed on West side of main building)
- E. **Citizen's Comments** – M. Nicholson mentioned that there will be applications coming in from Weston & Sampson for the Airline Trail for both Inland Wetlands and Planning and Zoning. P. Mann wanted to know if they would get the information via email.

V. Commission Business –

- A. Response regarding tentative language for DEEP and Dept. of Forestry Sect. 4.1- permitted uses. Public hearing scheduled for 2/21/24. Ryan has communicated with the State DEEP.

VI. Adjournment – B. Champany made a motion to adjourn. N. Stellitano seconded. All in favor.

Adjournment time at 7:29 PM

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated:_____