

TOWN OF POMFRET
PLANNING AND ZONING COMMISSION REGULAR MEETING MINUTES
MARCH 16, 2022, at 7:00 PM
POMFRET COMMUNITY CENTER

- I. **Roll Call** -Regular Members: R. Wishart, P. Allegretti, B. Champany, P. Mann, R. Huoppi, N. Stellitano. Staff, R. Brais and J. Rabbitt. Alternate Members: T. Harris. Also present: M. Nicholson and E Chase. Absent: J. Rivers and L. Grossman.
- II. **Regular Meeting:** R. Wishart called the meeting to order at 7:05 PM
B. Champany moved to seat alternate T. Harris for J. Rivers. Seconded by P. Mann. No Discussion. Motion passed.
 - A. **Items to add to the agenda:** P. Allegretti moved to add executive session to the agenda. Seconded by N. Stellitano. Discussion regarding reason. Motion passed.
 - B. **Approve minutes of meeting of February 16, 2022**
N. Stellitano moved to approve the February 15, 2022, minutes. Seconded by B. Champany. Motion passed.
 - C. **Pending New Applications:** None
- III. **New Business**
 - A. **Acceptance of New Applications** – None
 - B. **Correspondence** – see Item III B2
 1. **ZEO Report – Permits Issued/Complaints & Violations** –
 - a. Barry Peloquin, 59 Longmeadow Drive, no change to property
 - b. 73 Fox Hill Road – no permit yet
 - c. 4 Nora Lane – operating without a zoning compliance certificate and CO.
 - d. 201 Mashamoquet Road – on way to getting permit
 2. **Letter from Chris and Melissa Coyle** – submitted to the record. Jamie stated that legislators passed recreational marijuana language that allows municipalities whether they'll allow growing, selling, etc. Marijuana will become an agricultural product. Further discussion regarding the many facets to marijuana issue. Town can go for a moratorium or figure out the wording to add to the regulations. It was decided to have a Public Hearing for the April meeting and to direct staff to prepare documentation. B. Champany made the motion. It was seconded by N. Stellitano and approved.
 - C. **Board of Selectmen Items**
 1. Cannabis – this was previously discussed
 2. Appropriate acreage for animals – E. Chase feels we need to revisit the regulations regarding land use and the number of animals allowed on that land and reasonable things to do for animals. R. Brais said that if we do decide to regulate, we can't do anything to those who already have animals (they would be grandfathered. E. Chase doesn't understand why

there are no regulations on animals. M. Nicholson said that they received a complaint from a neighbor regarding run-off from the next-door neighbor's animals. Jamie said the simplest thing to do is to look at regulations that already exist out there, condense to 3 or 4, and submit to the Board of Selectmen for discussion. M. Nicholson asked if someone from the wetlands commission could look at the property to see if run-off is going into a wetland. R. Brais will look into the specifics that Plainfield has, and Jamie will check out other Town's regulations.

3. **Municipal Exemption from zoning regulations** – M. Nicholson the BOS is working on a text amendment to reduce setbacks on municipal properties. They will have the language and will supply for next month. It is regarding doing new bathrooms at recreation park. Jamie has a final draft. They could go to ZBA and plead the case or work with P&Z to modify the regulations (reduce setbacks for municipal properties). Commission recommends they go to ZBA. Jamie said ZBA applies a unique judgment (usually it's the land issue) (not setting a precedent in a text amendment). There will be another text amendment for free-standing signs. Jamie went over the regulations regarding signs, how many, how big, etc. M. Nicholson said they will prepare language and disseminate at the April meeting. M. Nicholson also asked about Air bnb's in Pomfret. P. Allegretti said the commission had no plans to bring it up again. P. Mann said it is being left up to the BOS. Jamie mentioned the BOS could do it as an ordinance.

D. Citizen's Comment – E. Chase thanked the commission for their time and input.

IV. **Commission Business** – none

- V. **Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded and it was approved. The meeting adjourned at 8:45 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: _____