

**TOWN OF POMFRET
PLANNING & ZONING PUBLIC HEARING MINUTES
MARCH 20, 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. Jamie gave an overview of the text amendment. Discussion regarding any forestry activity must be registered with the Town of Pomfret (in all districts). P. Mann made a motion to close the public hearing. B. Champany seconded. All in favor.
- B. Watercure Farm Distillery, 426 Mashamoquet Road,** special permit application to operate a distillery with a food element. D. Nagy spoke regarding the application. He stated that in 2018, his distillery was approved. Due to re-zoning, he can now have food and will be creating a small galley kitchen (also can serve only CT manufactured beer, wine, etc.). He described the addition of parking spots, including ADA spaces. M. Washburn asked about the seating proposed. D. Nagy said there are 13 bar seats, 30 under the dining patio area, and 8 picnic tables. Jamie said he has no formal comments at this time and that parking is predicated by the number of seats available. D. Nagy said he would be comfortable with 6 picnic tables. M. Washburn continued to ask questions regarding the location of the kitchen and oven. D. Nagy said it would be at the back of the building, with the oven being outside. The original building is 24' x 32'. The patio will be 25' x 38' with a 16' x 24' overhang. A. Squire of Hampton Rd. asked if he would need a full liquor license. D. Nagy said he is already licensed. A. Squire asked if only Town approval was necessary to which D. Nagy replied yes. A. Squire asked if he would be operating food service on Fridays, Saturdays, and Sundays. He said yes, but that he would also like to have guest chefs come in and prepare food. There will always be food offered, but the menu will change. Ed Coderre of Mashamoquet Road asked if it would be an inside or outside kitchen. D. Nagy said inside. A. Squire asked about the configuration of the kitchen (i.e., grease trap, etc.). D. Nagy said it will essentially be non-fried foods. Jamie mentioned that sanitary requirements will be controlled by NDDH. One of Watercure employees, Ashley O' Brien, feels that this will be a great addition to the business. C. Squire asked about loud music. D. Nagy said the sound would not exceed the property lines. M. Washburn asked what hours this would be. D. Nagy said 10:00 am to 6:00 pm. M. Washburn asked about special dinners. D. Nagy said they might host 6-8 private events. Chris Vargas of Wolf Den Rd. said she lives directly across from the Distillery. The noise makes it seem like people are in our yard and she has concerns about traffic in the area. E. Sistare asked why he shoes eastern side. D. Nagy said they are 95' out of the wetlands on the western side and it would put us onto our driveway. M. Washburn stated that all water flows from Watercure through a culvert onto her property. J. Rabbit said this was originally permitted as a Distillery in a residential area; has been re-zoned as a commercial business; can't have a bar; need to have a restaurant

which only allows beer, wine, etc. from CT. There is no limit on the time to be open. Felt we should continue this hearing to next month. R. Brais said most of the information is on the website. M. Washburn of 19 Wolf Den Road, set up an easel with map(s). She spoke regarding prior to the Nagy purchase, a large area was filled in. She said the last lot was supposed to be for a family home. She showed a copy of the map Dan submitted (pencil-barely legible). There is no grading shown on anything. She feels the septic can't handle large amounts of water; might need larger septic and possibly enlarged well. Nothing has been submitted to NDDH yet. The land is constrained by the amount of wetlands. B. Reingold asked about the grading. M. Washburn said grading causes disturbance. She wanted to know how this hand drawn plan is relevant to what we're discussing tonight. A. Squire said this seems like an exciting project for the Nagy's and the Town of Pomfret. Jamie said he's like to clarify a few things: 1) the applicant has been advised of the Section 14.4.2 a-cc site plan requirements; 2) the applicant is also aware of Section 5 (re: waivers); 3) neither Jamie nor Ryan has advised the applicant they are exempt; and 4) they will possibly be filing a waiver request. B. Reingold made a motion to continue the public hearing to 4/17/24 meeting. P. Mann seconded. All in favor.

- II. Roll Call – Present:** R. Wishart, P. Allegretti, R. Huoppi, B. Champany, B. Reingold, P. Mann, and K. Vargas; **Staff:** R. Brais, and J. Rabbitt.
Absent: N. Stellitano, J. Sheldon, T. Harris

III. Open Regular Meeting (Open at 8:28 PM)

A. Items to add to the agenda – none.

B. Approve minutes of February 21, 2024 – P. Mann made a motion to approve the minutes as submitted. B. Champany seconded. All in favor.

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. P. Mann made a motion to approve the text amendment with an effective date of May 1, 2024. B. Champany seconded. All in favor. P. Allegretti said he is not happy with the State dictating our regulations.
- 2. Watercure Farm Distillery, 426 Mashamoquet Road,** special permit application to operate a distillery with a food element. This has been continued to the 4/17/24 meeting.

IV. New Business

A. Acceptance of New Application(s) - none

B. Correspondence –

1. letter from NECCOG regarding Woodstock doing a Subdivision regulations amendment.
2. Robinson & Cole sent letter regarding Woodstock Solar I electric generating plant (across from airport on Rt 169).

C. ZEO Report – Permits issued. – 28 Cheney Road

D. Complaints and Violations: nothing new

1. **Barry Peloquin** –awaiting hearing date.
2. **4 Nora Lane** – in litigation; awaiting hearing date. (Our opinion is this does not comply with the regulations; a new building was constructed on the West side of the main building). Site walk to be held on 4/22/24 with Ryan, Atty. Cotnoir, property owner and his attorney.
3. **Scott Yuill, NOV, 131 Killingly Road**
4. **Mqrquies;** structures without setbacks; no violations found.

E. Citizen's Comments – none

V. Commission Business –

- A. Received information for 189 Lake Road in Killingly regarding the use of 20 acres for installation of solar.

VI. Adjournment – B. Champany made a motion to adjourn. K. Vargas seconded. All in favor.

Adjournment time at 8:44 PM

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated:_____