

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION MINUTES
MAY 18, 2022 @ 7:00 PM
COMMUNITY CENTER**

Prior to the roll call, P. Mann made a motion to seat L. Grossman for J. Rivers and T. Harris for R. Huoppi. Motion was seconded and approved.

I. Roll Call – R. Wishart, B. Champany, N. Stellitano, P. Mann L. Grossman, T. Harris, R. Brais, and J. Rabbitt. Absent: P. Allegretti, R. Huoppi, and J. Rivers. Also in attendance: D. Ellsworth, J. Ellsworth, T. Ellsworth, D. Moroni, and A. Noel.

II. Regular Meeting –

A. Items to add to the agenda –

- 1. SRS Total Home, LLC, for Pizza 101 (Joan T. Loos) 16 A Mashamoquet Road,** application for exterior demo' remove front sidewalk; dig and grade are of build; interior demo; open flooring in storage area and back hallway; repair framing where needed and replace subfloor; assess plumbing and report; grade and pour new slab in front of building for new vestibule entry; pour ramp for handicap access; frame vestibule as shown on print sketch. Commission decided to handle this application now. Jamie spoke regarding the application. It is an existing non-conforming lot, and he is comfortable with the curb stops (landscaping). R. Brais said this is in conformance with the regulations and there is no reason not to approve this application. Jamie mentioned that restaurants are one by special permit under Section 11, but this restaurant is already in use. This is a small addition, but it needs approval by the commission. Jamie drafted a motion of approval with the following four conditions: 1) Saw cut existing pavement in front of the proposed new entry vestibule five feet (5') in front of all of the proposed parking in front of building (4 spaces); 2) The area to be saw cut shall be installed and a landscaped island with suitable plantings; 3) Four bollards shall be installed between the building and the four parking spaces in front; and, 4) The proposed ADA space shall be installed per state and federal standards for a Van. B. Champany made a motion to approve the application with the four conditions of approval stated above. P. Mann seconded and the motion was approved. There was one abstention.

B. Approve minutes of meeting of April 20, 2022 – R. Wishart mentioned that the non-binding questions to be added to the agenda for the Town meeting, were not mentioned in the minutes. L. Grossman made a motion to approve as amended. N. Stellitano seconded. Motion was approved.

C. Pending Application(s) -

- 1.** M. Nicholson mentioned that she has two items to be discussed. The first item is the recreation park. This is regarding the reduction in setbacks for municipal properties. This will be brought to the commission in the form of a text amendment due to properties that abut open space, roads, highways, etc. For the rec park, we're looking to install a new bathroom, which is a drop-in unit (12'x27') with two bathrooms. Jamie talked at length about the P&Z Commission having legislative authority over the regulations. ZBA have very specific rules to follow to approve a variance, which includes a hardship rule.

The King's Highway is a unique situation because the road cannot be abandoned. L. Grossman asked if there were any other areas that might need this. P. Mann asked if there was a site plan. M. Nicholson said not yet. She will bring a plan next month. R. Wishart asked if the building will be open 24/7. M. Nicholson said no, it will have automatic locks (when the park is closed). B. Champany was concerned whether she should recuse herself as she's on the recreation commission. She was told to just sit and listen, but not to vote. P. Mann asked if the King's Highway would affect another Town. Jamie said no. Waiting to receive an application from the Selectmen. R. Wishart asked if it would do away with the porta-potties. M. Nicholson said yes. The second item is that the Town applied for a Grant from J. Courtney's office. Would like to do a rural zone across from the current Town Hall, with a new Town Hall as the anchor to the village concept. There would not be any parking between or in front of the buildings. P. Mann said he likes the idea to change 49 acres to a rural commercial zone. M. Nicholson will come back in June with application and have a Public Hearing in July.

III. New Business

A. Acceptance of New Application(s) – This was completed in Section II A1. Application was approved with conditions.

B. Correspondence –

1. ZEO Report – Permits Issued/Complaints and Violations –

102 Fox Hill – 14's24' garage

295 Valentine – shed with dormer

545 Taft Pond – 24'x24' garage

34 Woodstock Road – above ground pool and deck

a. Barry Peloquin, 59 Longmeadow Drive, continued (still in court)

b. 73 Fox Hill Road, in process of getting permit to build a garage. Ryan will check on this.

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

d. 201 Mashamoquet Road – outbuildings without a permit.

Awaiting new sketches and sizing. Will send another letter.

C. Citizen's Comments – C. Weeden was not here for an application but to discuss the addition to the Town Library and solar install. P. Mann asked if they were really going to put solar panels on scenic 169 (Jamie mentioned that there was a pre-approved site plan that wasn't followed). L. Grossman said there is a lot of traffic going by there. C. Weeden mentioned that the solar panels on the new emergency building powers more than needed. M. Nicholson said the library has selected an architect for the project, Silver, Petrucelli & Associates. C. Weeden also mentioned that a solar contractor is working on a design.

IV. Commission Business – it was brought up as to whether the commission is pursuing regulations regarding the number of animals allowed on a property, municipal exemption from setbacks, and off-site signs. After discussion, a motion was made to recommend adding the following non-binding questions to the Annual Town meeting agenda: 1) Should the Town permit/allow the retail sale of recreational Cannabis within the Town; and 2) Should the Town permit/allow the cultivation of Cannabis within the Town. Motion was seconded and approved.

- V. Adjournment** – B. Champany made a motion to adjourn. P. seconded. All in favor.
Meeting adjourned at 8:13 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: _____