

**TOWN OF POMFRET**  
**PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES**  
**JUNE 21, 2023 @ 7 PM**  
**COMMUNITY CENTER**

- I. Public Hearing – Chairman opened the meeting at 7pm**
  - A. Maureen Nicholson, First Selectman, 5 Haven Road,** text amendment application regarding updating subdivision regulations per FEMA; flood hazard determination and State of Connecticut NFIP (Special Flood Hazard Areas/Floodways). Ryan spoke regarding the application. FEMA updated their regulations, and all towns need to have an ordinance as well as additional wording in the Subdivision Regulations. P. Mann asked if we have any flood zones and Ryan said yes, we do. The Town’s flood insurance will be discounted as long as the town follows through with amending their Subdivision Regulations. P. Mann made a motion to close the public hearing. N. Stellitano seconded. All in favor.
  
- II. Roll Call: Present -** R. Wishart, R. Huoppi, P. Mann, N. Stellitano, and L. Grossman. Also in attendance were A. Danenhowe, Dr. G. Danenhowe, P. McCarthy, and M. Zwicker. **Absent:** P. Allegretti, B. Champany, J. Rivers, and T. Harris. **At this point, the Chairman seated L. Grossman for J. Rivers.**
  
- III. Open Regular Meeting**
  - A. Items to add to the agenda –** set PH dates for Temporary Outdoor Lighting and Containers/Storage
  - B. Approve minutes of May 17, 2023 –** P. Mann approved the minutes with the correction of adding an effective date to the cannabis text amendment of June 1, 2023 (expiration of moratorium). N. Stellitano seconded. All in favor.
  - C. Pending Applications –**
    - 1. Maureen Nicholson, First Selectman, 5 Haven Road,** text amendment application regarding updating subdivision regulations per FEMA; flood hazard determination and State of Connecticut NFIP (Special Flood Hazard Areas/Floodways). P. Mann made a motion to approve the text amendment with an effective date of 9/7/2023. N. Stellitano seconded. All in favor.
  
- IV. New Business**
  - A. Acceptance of New Application(s)**
    - 1. Ashley Danenhowe, 321 Deerfield Road,** special permit application for the construction of a 2-story 3,456 sf barn. P. Mann made a motion to schedule a public hearing for this application on July 19, 2023. N. Stellitano seconded. All in favor.
    - 2. Ashley Danenhowe, 321 Deerfield Road,** application to move her home office into the newly constructed barn once it’s finished. Was decided that this application needs to be a special application and must go to public

hearing also. P. Mann made a motion to schedule a public hearing for this application on July 19, 2023. N. Stellitano seconded. All in favor.

**B. Correspondence – none**

**C. ZEO Report – Permits issued.**

**D. Complaints and Violations:**

1. **Barry Peloquin – awaiting hearing date.**

2. **4 Nora Lane - awaiting hearing date.**

**E. Citizen's Comments - none**

**V. Commission Business –**

**A. Status of text amendment regarding containers and trailer trucks**

**scattered around town.** The Commission voted to bring this text amendment to Public Hearing at the 7/19/2023 meeting, as this application is sponsored by the Commission.

**B. Discussion of other text amendments that need to be done** (i.e.: Temporary Outdoor Lighting; Brewery; Signs; and Bulky Waste). The Commission voted to bring the Temporary Outdoor Lighting text amendment to Public Hearing on 7/19/2023, as this application is sponsored by the Commission. Need to look into the status of the Brewery, Signs, and Bulky Waste applications (text amendments). M. Zwicker was present from the racing club. He said he will definitely attend the public hearing to be held on 7/19/2023.

**C. Cannabis discussion** – P. Mann said he hoped that the commission got the impression from the meeting that most people were unhappy with cannabis text amendment approval. N. Stellitano said there is no partial prohibition. He said he could go one way or the other. Add discussion of cannabis to the next meeting agenda.

**VI. Adjournment** – P. Mann moved to adjourn. N. Stellitano seconded. All in favor. The meeting closed at 8:20 pm.

**Respectfully submitted,**

**Lynn L. Krajewski, Clerk**

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