

**TOWN OF POMFRET
PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES
JULY 19, 2023 @ 7 PM
COMMUNITY CENTER**

I. Public Hearing

- A. Ashley Danenhower, 321 Deerfield Road,** special permit application for the construction of a 2-story 3,456 sf barn. A. Danenhower was present, along with Daniel Blanchette. He spoke for the application(s). This barn will be at 321 Deerfield Road (Rte. 97). The barn is 36' x 48' and it will include a home-based business called An Inner Lens, LLC. The business will use 384 sf on the second level. There is parking for 4 cars. The barn has a walk out on 3 sides of the building, but you can only see one story from the road. Waiting for DOT approval (encroachment issue). They will be doing a speed study regarding the mph around the curve. There will only be 15 clients per week. All other clients are visited through Tele-Health. R. Brais mentioned needing a plunge pool for exit of the pipe. D. Blanchette said no, there will be possible riprap and a plunge pool. J. Rabbitt thought the Public Hearing should be continued until the 8/23/23 (later corrected to 8/16/23) meeting. N. Stellitano made a motion to keep both hearings open. P. Mann seconded. All in favor.
- B. Ashley Danenhower, 321 Deerfield Road,** special permit application for a home-based business. Opened public hearing and P. Allegetti made a motion to continue this hearing until the next meeting on 8/16/23. P. Mann seconded. All in favor.
- C. Pomfret Planning & Zoning Commission, 5 Haven Road,** application for a text amendment to the regulations regarding Temporary Outdoor Lighting. Jamie informed everyone that an applicant would need a permit from the zoning officer and not the commission. Mike Zwicker, who is a trustee at the track, thanked the commission for their time and effort to get this done. R. Galante asked what to do with the Little League field? Jamie said the Little League has permanent lights. We are doing this text amendment due to many entities asking for this. B. Champany made a motion to close the public hearing. P. Mann seconded. All in favor.
- D. Pomfret Planning & Zoning Commission, 5 Haven Road,** application for a text amendment to the regulations regarding containers/storage. Approximately 6 months ago, the commission discussed the use of shipping containers around town. It is not a permitted use; therefore, a text amendment is needed to be able to have containers for storage. Need to know the origin and use of the containers. Prior to use here, with a zoning permit, the following will be the guide for how many containers a property may have:
- 1 container 2-4 acres**
 - 2 containers for 4-6 acres**
 - 3 containers for any above 6 acres**
 - Any storage container needs to be screened.**
- M. Nicholson asked if any previous containers would be grandfathered. Jamie said the ones that legally existed prior to the onset of regulations would be. M. Nicholson mentioned that people are now using containers to build houses. Jamie said they must meet the State Building Code and it becomes a single-family dwelling unit. P. Mann made a motion to close the public hearing P. Allegetti seconded. All in favor.

- II. Roll Call – Present:** R. Wishart, P. Mann, P. Allegetti, B. Champany, N. Stellitano, R. Huoppi, J. Rabbitt, R. Brais, A. Danenhower, D. Blanchette, M. Nicholson, R. Galante and wife, Dr. G. Danenhower, and M. Zwicker. **Absent:** J. Rivers, L. Grossman, T. Harris, and J. Sheldon.

III. Open Regular Meeting

A. Items to add to the agenda –

- 1. Justin Clark, 236 Deerfield Road,** special permit application for a country in and special events venue. Application to convert space in one of the homes for the Country Inn and barn for wedding venue. Moved to Section IV #1
- 2. Maureen Nicholson, Town of Pomfret, 10 Nora Lane,** special permit application for a Transfer Station.

B. Approve minutes of June 21, 2023 – P. Mann made a motion to approve as amended. B. Champany seconded. All in favor. Moved to Section IV #2

C. Pending Applications –

- 1. Ashley Danenhower, 321 Deerfield Road,** special permit application for the construction of a 2-story 3,456 sf barn. Continued to 8/16/23.
- 2. Ashley Danenhower, 321 Deerfield Road,** special permit application for a home-based business. Continues to 8/16/23.
- 3. Pomfret Planning & Zoning Commission, 5 Haven Road,** application for a text amendment to the regulations regarding Temporary Outdoor Lighting. P. Allegretti made a motion to approve the text amendment with an effective date of 7/31/23. P. Mann seconded. All in favor.
- 4. Pomfret Planning & Zoning Commission, 5 Haven Road,** application for a text amendment to the regulations regarding containers/storage. P. Mann made a motion to approve the text amendment with an effective date of 7/31/23. P. Allegretti has concerns regarding who has containers, etc. Ryan said he will get a list once the TA is approved. Jamie said we have to use our best judgment. B. Champany asked about tractor trailer truck trailers. Jamie said that again we will use the best judgment (if it's under 10 years it will need to be removed). Motion was approved. All in favor.

IV. New Business

A. Acceptance of New Application(s)

- 1. Justin Clark, 236 Deerfield Road,** special permit application for a country in and special events venue. Application to convert space in one of the homes for the Country Inn and barn for wedding venue. P. Allegretti asked if anyone had met with the applicants. Jamie said they've met with them many times. P. Allegretti made a motion to schedule a public hearing for the 8/16/23 meeting. P. Mann seconded. All in favor.
- 2. Maureen Nicholson, Town of Pomfret, 10 Nora Lane,** special permit application for a Transfer Station. This meets the Town's requirements. Site plans need to show neighbors. There is no street frontage, and it needs a gated entrance. P. Mann made a motion to schedule a public hearing for the 8/16/23 meeting. P. Allegretti seconded. All in favor.

B. Correspondence – none

C. ZEO Report – Permits issued.

D. Complaints and Violations:

- 1. Barry Peloquin – Order was issued to remove the trailer truck.**
- 2. 4 Nora Lane – in litigation; awaiting hearing date.**

E. Citizen's Comments – R. Galante thanked the commission for the good job that they do. We (ZBA) have very few meetings because of how well you do.

V. Commission Business –

A. Discussion and possible approval of the Revised Fee Schedule for Planning & Zoning.

We need to get this approved so the Selectmen can hold a town meeting for a new ordinance.

P. Mann made a motion to approve the ordinance and fee schedule for P&Z. Ryan said it is a simplified fee schedule using on-line permitting. Towns are allowed to change their fees. P. Allegretti seconded the motion. All in favor.

B. Discussion of other text amendments that need to be done (i.e.: Brewery; Signs; and Bulky Waste). Discussion of an Events amendment due to many questions regarding this issue. Possible utilization of property for a tea, birthday, yoga, etc. We would need an appropriate scale for size, etc. What if commercialization of residential property is happening. P. Allegretti said we should issue a cease and desist. Jamie said some things may have occurred on 1 or 2 occasions, but people have asked for this discussion of issues to solve the issue. P. Mann feels we need to consider what is already going on. R. Wishart said we need enforcement. The item of “Events” will be added to our list of text amendments. Discussion of Brewery – text amendment a possibility. Discussion of signs – text amendment needs small changes to be made. M. Nicholson said this might not be going forward. Ryan said our regulations are completely inadequate compared to State Regulations.

C. Cannabis discussion – this item was tabled.

VI. **Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded. All in favor. Adjourned at 8:30 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date: _____