

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING MINUTES  
JULY 20, 2022 @ 7:00 PM  
COMMUNITY CENTER**

**I. Public Hearing**

**A. Town of Pomfret P&Z Commission, 5 Haven Road,** text amendment regarding setbacks (reductions for municipal accessory uses/structures). Text was amended from last month's meeting. J. Rivers mentioned that he has a pet peeve about setbacks. R. Brais spoke regarding the application. Old King's Highway can't be altered in any way (this is for municipal use only). P. Mann made a motion to close the Public Hearing. P. Allegretti seconded. All in favor.

**II. Roll Call – Present:** R. Wishart, P. Allegretti, R. Huoppi, J. Rivers, P. Mann, R. Brais, and M. Nicholson. **ABSENT:** B. Champany, N. Stellitano, L. Grossman, T. Harris, and J. Rabbitt.

**III. Open Regular Meeting**

**A. Items to add to the agenda –**

**1. Maureen Nicholson, Nora Lane,** application for a transfer station/bulky waste facility on Nora Lane.

**B. Approve minutes of meeting of June 15, 2022 –** P. Allegretti made a motion to accept the minutes as amended. P. Mann seconded. Motion passed with one abstention.

**C. Pending Application(s) –**

- 1. Esteven Acevedo, 111 Brook Front Lane,** special permit application for a gun shop. After discussion, P. Mann made a motion to accept the application. P. Allegretti seconded the motion. All in favor. Applicant still owes fees regarding site plan, special permit, and public hearing. N. Thibeault has been contacted to do a site plan for Mr. Acevedo. After discussion, P. Mann made a motion to deny the application without prejudice and allow applicant to carry over fees already paid minus State fees. J. Rivers seconded. All in favor.
- 2. Town of Pomfret P&Z Commission, 5 Haven Road,** text amendment regarding setbacks (reductions for municipal accessory uses/structures). P. Mann made a motion to approve the text amendment with an effective date of August 15, 2022. P. Allegretti seconded. All in favor.
- 3. Town of Pomfret P&Z Commission, 5 Haven Road,** zone/text change regarding property across from the existing Town Hall. M. Nicholson spoke for the application. She said the zone change would include the Airline Grill, Colorado Company, Watercure Distillery, etc. and part of the Frankfurter property. She also noted that this is not being called the V-III District, but the Rural Commercial District. This change would be from rural to commercial. Zone change would free up the Airline Grill to expand. P. Allegretti made a motion to schedule a Public Hearing for this application for August 17, 2022, at 7pm. P. Mann seconded. All in favor.

#### **IV. New Business**

At this point in the meeting, M. Nicholson announced to the IWWC that R. Brais is now our Assistant Town Planner.

##### **A. Acceptance of New Applications –**

- 1. Maureen Nicholson, Nora Lane**, application for a transfer station/bulky waste facility on Nora Lane. M. Nicholson spoke regarding the application. This is the initial presentation to the commission, and she would like to move on the application before it goes out to bid. It will be pretty isolated on the Murdock property (at the end of Nora Lane). We are still in need to contract out for hazardous household waste. The walls will be concrete blocks with an estimated cost of \$300,000 to \$400,000. We have received a STEEP grant, money from the timber harvest at the site, and will use some of the ARPA funds to pay for this facility. M. Nicholson said she is going to apply for another STEEP grant due to the cost going up. P. Mann made a motion to accept the application. J. Rivers seconded. Motion was approved. P. Allegretti made a motion to schedule a public hearing for this application for August 17, 2022, at 7pm. P. Mann seconded. All in favor.

##### **B. Correspondence –** received a letter from the Siting Council regarding work on a Dish antenna on Tyrone Road

- 1. ZEO Report –** Permits Issued/Complaints & Violations – M. Nicholson mentioned that the Town is looking into getting a program for permitting (PermitLink, CivicPlus). Ryan is already training with PermitLink in Plainfield.
  - 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. Ryan will send another letter.

##### **C. Citizen's Comment**

#### **V. Commission Business –**

- A.** Approval letter to the Board of Selectmen regarding the purchase of 227 acres by the Wyndham Land Trust. P. Mann moved to approve the purchase of 227 acres by Wyndham Land Trust. P. Allegretti seconded. All in favor. R. Wishart, as the Chairman of the P&Z Commission, signed the letter to be given to the Board of Selectmen.

#### **VI. Adjournment –** P. Allegretti made a motion to adjourn. P. Mann seconded. All in favor. Meeting adjourned at 7:55 pm.

**Respectfully submitted,**

**Lynn L. Krajewski, Clerk**

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