

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING MINUTES
AUGUST 17, 2022 @ 7:00 PM
COMMUNITY CENTER**

I. Public Hearing

- A. Town of Pomfret P&Z Commission, 5 Haven Road,** zone/text change regarding property across from the existing Town Hall. Jamie spoke regarding the application. The notice was placed in the paper but not in the Town Clerk's office. Need to continue the public hearing to the 9/21/2022 meeting in order to meet statutory requirements. P. Mann asked if the public hearing was open. Jamie said yes, but no testimony tonight. P. Allegretti made a motion to continue the public hearing to the 9/21/2022 meeting at 7pm. P. Mann seconded. All in favor.
- B. M. Nicholson for Town of Pomfret, Nora Lane,** application for a transfer station/bulky waste facility on Nora Lane. M. Nicholson spoke for the application. The Town is proposing to make a permanent waste facility on a 4-acre parcel at the end of Nora Lane. It is an isolated area and is 300' from the wetlands. E. Chase mentioned that there are good sight lines now for getting onto 44 from Nora Lane. A. Forst of 48 Wolf Den Road asked what the cost would be to residents. M. Nicholson explained that there is money from a STEEP Grant, a select timber cut, and a new request for another Grant. E. Chase said the final cost could be \$400,000. M. Nicholson said there are no final estimates right now. A. Forst asked if the facility would be open on certain days and would there be any charge for the residents. Not planning on charging residents any fees, but possibly out-of-towners like some other towns do. The days of operation will be decided in the future. P. Allegretti asked what types of materials will be taken at this facility. M. Nicholson said that information will be shown on the plan. B. Lawrence asked if there would be a fence around the facility. He abuts the property. M. Nicholson said yes there would be some but not completely around. There's an AT&T easement there. P. Allegretti mentioned that it would include recycling (paper, books, newspapers, etc.) but NO plastic bags and definitely NO black plastic at all. C. Lawrence asked if there is an ETA to when this will open and what about a schedule. M. Nicholson said we won't know until next year. It will be done by trial and error. Our current facility is lacking in some safety issues. B. Lawrence asked if any paper blew onto his property, who would pick it up. M. Nicholson said she has some concern about it but there will be a cardboard compactor. The containers are covered and there are no roll-offs. C. Lawrence asked about cameras at the facility. M. Nicholson said she would like to have them 24/7. I. Ignacio asked if there would still be a swap spot to which the answer was yes. R. Wishart thought the hearing should remain open. C. Lawrence asked if the plans are on the website yet to which the answer was not yet. B. Lawrence asked how close to his property would the building be built. R. Brais said there is a 25' buffer. P. Allegretti asked about landscape buffer and drainage plan. M. Nicholson said there is no landscape buffer and there is a swale the drains out shown on plan. P. Allegretti then asked about run-off. M. Nicholson said the engineer is not concerned with run-off. P. Mann made a motion to continue this issue to the 9/21/22 meeting. B. Champany seconded. All in favor.

- II. Roll Call – Present:** R. Wishart, P. Allegretti, B. Champany, N. Stellitano, P. Mann, R. Brais, J. Rabbitt, M. Nicholson, E. Chase, T. McNally, Dan & Aubrey Nagy, Isaac & Darlene Ignacio, Arthur Forst, Bruce Lawrence, Chirstine Lawrence.
ABSENT: R. Huoppi, J. Rivers, L. Grossman, and T. Harris.

III. Open Regular Meeting

- A. Items to add to the agenda – none**
- B. Approve minutes of meeting of July 20, 2022** – P. Allegretti made a motion to accept the minutes as amended. P. Mann seconded. Motion passed with two abstentions.
- C. Pending Application(s) –**
- 1. Town of Pomfret P&Z Commission, 5 Haven Road**, zone/text change regarding property across from the existing Town Hall. Continued to the 9/21/22 meeting.
 - 2. M. Nicholson for Town of Pomfret, Nora Lane**, application for a transfer station/bulky waste facility on Nora Lane. Continued to the 9/21/22 meeting.

IV. New Business

- A. Acceptance of New Applications –**
- 1. Isaac Ignacio, 73 Fox Hill Road**, special permit for a 40' x 32' pole shed. This will need a public hearing to be scheduled for the 9/21/22 meeting. Mr. Ignacio asked if maybe the Commission could consider having the shipping containers on residential property. N. Stellitano asked if there were any options. J. Rabbitt said that storage containers are no allowed on residential property, but you could build around it. Mr. Ignacio submitted photos of properties in Town that have storage containers on them. P. Mann made a motion to schedule the public hearing for 9/21/22 at 7pm. B. Champany seconded. All in favor.
- B. Correspondence** Town of Brooklyn P&Z Commission notice of Public Hearing to be held on 9/7/22.
- 1. ZEO Report – Permits Issued/Complaints & Violations**
Issued: **25 Searles Road** – Kristin Sapp – 30' x 34' barn
 85 Drown Road – E. Raymond – 26' x 36' deck
Complaints & Violations:
 - a. Barry Peloquin, 59 Longmeadow Drive**, continued (still in court) waiting for hearing date
 - b. 73 Fox Hill Road** – in process of getting permit to build a garage: possibility of removal
 - c. 4 Nora Lane** – operating without a zoning compliance certificate and CO; this is in litigation and going forward with injunction. Date has been set.
- C. Citizen's Comment** – M. Nicholson mentioned the moratorium the Town placed on cannabis. Jamie said there are 3 things you can do: 1) prohibit it; 2) have a location (production, manufacturing, etc.); and 3) retail. He also mentioned that there are no restrictions on the number of permits for any area. Discussion entailed regarding the issue due to the moratorium expiring on 11/1/22. The decision was that we might possibly need to do a text amendment and then hold a Public Hearing.

V. Commission Business –

- A.** Need to add to the September agenda discussion on moratorium and cannabis legislation.
Jamie will share information with the commission at the meeting.

VI. Adjournment – B. Champany made a motion to adjourn. P. Mann seconded. All in favor.
Meeting adjourned at 8:20 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated:_____