

**TOWN OF POMFRET
PLANNING & ZONING COMMISSION PH/REG MEETING MINUTES
NOVEMBER 16, 2022, AT 7:00 PM
POMFRET COMMUNITY CENTER**

Public Hearing called to order by Chairman R. Wishart at 7:00 PM

Roll Call Regular Members: R. Wishart, P. Allegretti, B. Champany, R. Huoppi, P. Mann, Staff, R. Brais, Zoning Enforcement Officer and Assistant Town Planner, and J. Rabbitt, Town Planner.

Alternate Members: None Present

Absent: N. Stellitano, J. Rivers, T. Harris, and L. Grossman

Citizens: B. Bullied from Pomfret School and G. Drew

I. Public Hearings:

A. J&D Civil Engineers for Gerald Daigle, 128 Orchard Hill Road. Proposed re-subdivision in the Wetland upland review area. The activity includes the construction of two single family dwellings. Daniel Blanchette spoke regarding the application. They are creating two new building lots across from Youngs Road. He has all the NDDH approvals. Discussion of where lots are and what's going to be done with them. It was said that due to the quirky nature of the application, the interior lot needs a zoning application for a special permit. We could have a public hearing at the 12/21/22 meeting. Continue this public hearing until 12/21/22 along with scheduling a new public hearing for the interior lot. There was discussion whether this is a subdivision or a re-subdivision. Jamie mentioned that the Inland Wetland and Watercourses Commission applied 11 or so conditions of approval. Question about open space. Jamie said he recommends a fee-in-lieu-of open space. P. Allegretti made a motion to table this until 12/21/22. P. Mann seconded. All in favor.

II. See above

III. Open Regular Meeting: Chairman R. Wishart Opened the regular meeting at the conclusion of the Public Hearing

A. Items to add to the agenda: none

B. Approval of Minutes of September 21, 2022, and October 19, 2022: P. Mann made a motion to approve the minutes as amended. P. Allegretti seconded. All in favor. One abstention. P. Allegretti made a motion to approve the October 19, 2022, as presented. B. Champany seconded. All in favor.

C. Pending Applications

- 1. David Adamo, 286 Quasset Road:** Application for a Class I Home occupation. This is permitted of right in the Residential Zone. P. Mann made motion to table this item until the 12/21/22 meeting. P. Allegretti seconded. The applicant needs to submit a site plan. He also needs a waiver regarding the site plan provisions. Ryan was going to contact Mr. Adamo. He was going to inform him that not more than 25% of floor area can be used for the office; there can be no more than 2 employees; and there is no outside storage of materials. Vote was taken on motion to table. All in favor.
- 2. J&D Civil Engineers for Gerald Daigle, 128 Orchard Hill Road,** proposed subdivision in the Wetlands upland review area; activity includes construction of two single-family homes. This was tabled until the 12/21/22 meeting. P&Z Commission is comfortable

having staff schedule a public hearing for the 12/21/22 meeting regarding a special permit for an interior lot.

IV: New Business

A. Acceptance of New Applications – none

B. Correspondence:

1. ZEO Report: Permits issues/complaints & violations.

No zoning applications

C. Complaints and Violations

No updates on complaints

1. Barry Peloquin – in litigation

2. 73 Fox Hill Road – CO has been issued.

3. 4 Nora Lane – Operating without a Zoning compliance certificate and CO. Currently in litigation and going forward with injunction.

D. Citizens Comments – None

V. Commission Business

A. Discussion on moratorium on cannabis legislation. Further discussion and possible action. R. Wishart read Killingly's plan to open retail. P. Allegretti said that he could smell it in Webster while on 395 (building behind Price Chopper). Jamie said that if we don't do anything, it would be allowed as retail and agriculture. Moratorium would prevent this from happening. P. Mann said he is not in favor of this. He made a motion to continue the moratorium for another 6 months. P. Allegretti seconded. P. Mann asked how many people does on facility serve. Jamie said that Rhode Island has issues with the number of grower permits they issued. Massachusetts is already losing money. Vote was taken on previous motion. All in favor. Need to do a text amendment to continue the moratorium.

B. Status of containers and truck trailers scattered around town. Ryan was to check into them over the next few weeks. P. Allegretti said that if we go after everyone that have containers, the legal bill would be huge. Maybe the Town should buy the from the owners and scrap them (it would be cheaper).

C. Discussion and possible approval of the P&Z 2023 Meeting Schedule. P. Mann made a motion to approve the 2023 Meeting Schedule (meeting on the third Wednesday of each month). P. Allegretti seconded the motion. All in favor.

D. Election of officers before end of year. P. Mann made a motion to continue with the existing slate of officers. P. Allegretti seconded the motion. All in favor.

VI.. Adjournment – P. Mann moved to adjourn. Seconded by B. Champany. Motion passed unanimously. Meeting was adjourned at 7:57 PM.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: _____