

TOWN OF POMFRET PLANNING & ZONING COMMISSION
VIRTUAL MEEETING MINUTES
DECEMBER 16, 2020

- I. Regular Meeting – Chairman opened the meeting at 7:00 pm
 - A. Roll Call – In attendance: R. DiBonaventura, Chairman; P. Allegretti, Vice Chair; R. Wishart, Secretary; B. Champany, member; R. Huoppi, member; P. Mann, alternate; and J. Rabbitt, Town Planner. Absent: J. Rivers, member; M. Hart, Alternate; L. Grossman, alternate; and R. Brais, ZEO.

P. Mann was seated for J. Rivers before the presentation began.
 - B. Presentation and discussion with Dwight Merriam regarding ADU (Accessory Dwelling Units) – M. Nicholson introduced Mr. Merriam to the commission and stated that he is a planner as well as a lawyer. He is providing his legal expertise to Pomfret to develop the appropriate vocabulary and amending Section 12.19 in our regulations. He went over his background and did a presentation on ADUs. He stated the ADU is a broad term: “cottage clusters” have 4 detached units per acre of land with a common courtyard, and “middle housing” are duplexes, triplexes, quadplexes, cottage clusters, and town houses. ADU defined is a small, independent, residential unit located on the same lot as a stand-alone unit. The discussion issues included: what is your vision; who is to be served; what types of ADUs; how many; where might they be permitted; older homes only or new ones as well; owner-occupied or not; and what type of approval. R. DiBonaventura said that although this is the 1st meeting regarding this, we will definitely have this item again on our next agenda. P. Allegretti asked where Pomfret stands with affordable housing. R. DiBonaventura also mentioned that we would now have an opening for non-relatives in units. B. Champany mentioned that it has been difficult to have an in-law apartment because only relatives can live there. P. Mann said we can look at areas in Town we might consider multi-family dwellings. Jamie said the affordable housing rate in Pomfret is 2.85%. D. Merriam said that the regulations for Pomfret are more detailed than most and have a good base to work from. M. Nicholson said she is excited about this process because we’ve been discussing medical pods, ADUs, etc., and this will allow people to “age in peace”. This will also add some sort of flexibility in our regulations. R. DiBonaventura asked “so what do we start with”? Jamie said that several other communities have pre-approved units, which makes the permitting process easier. B. Champany mentioned having duplexes. R. Wishart though we should optimize what we have in Town already and take big houses and make them into units. M. Nicholson said the next meeting is scheduled for January 20. Will there be a workshop? R. DiBonaventura said there won’t be a workshop, that it will just be a regular meeting with this item on the agenda.
 - C. Items to add to the agenda - none

- D. Approve minutes of November 18, 2020 meeting – P. Mann made a motion to approve the minutes as submitted. P. Allegretti seconded. All in favor.
- E. Pending applications – none

II. New Business

- A. Acceptance of new applications - none
- B. Citizen's Comments - none
- C. Correspondence – none
 - 1. ZEO Report – Permits Issued: no report due to Ryan being out;
Complaints/Violations
 - a. Barry Peloquin, 59 Longmeadow Drive, commercial vehicles in a residential zone. The trailer and M35 were to be removed by May 31, 2019. M35 military truck still in the rear of the property. Counsel is preparing to file for contempt of a court order due to the following: failure to remove the M35 military cargo truck from the property; failure to make restitution to the Town in the amount of \$2, 434.42 by June 1, 2019. On November 3, 2019, the yellow bucket truck, M35, and a white truck (flat bed with stakes) with chippier in tow were on the property. Atty. Higgins is adding the new property owner to the suite and will have it ready to go to proceed to court when they return to working status (5/28/20). Vehicles still on property: yellow bucket truck, woodchipper, green/white bucket truck, military truck, white log truck with red grapple arm (11/28/20). R. DiBonaventura has been getting a blot of complaints from people who live in the area of 59 Longmeadow Drive about all the vehicles on the property. Jamie said he will call Atty. Higgins and speak with him. M. Nicholson also mentioned that there is a lot of stuff being stored on that site (12/16/20).
 - b. Intersection of Paine and Fay Roads: camper as dwelling. Ryan received a site plan but never received an application. Warning letter was sent on 5/4/20. No response and we have not received the return signature card. The camper looks to be abandoned. The property owner left Ryan a message that they purchased a house and returned the lot to open space (he's assuming PA 490). Ryan will call him and inform him that the camper must be removed (8/19/20). Nothing new (11/18/20).
 - c. 73 Fox Hill Road – there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. The owner is working with KWP and Copeland Builders to construct a new house (5/18/20). Permit has been approved to build a new house (11/18/20).
 - d. Nora Lane Realty, 4 Nora Lane – operating without a zoning compliance certificate and CO. NOV was mailed out November 21st to cease operation until they pave the apron, grade the parking lot, and most everything else other than the building. An application has been approved to complete the site. Site is not in compliance with revised plans. The commission made a motion to work with Atty. Higgins regarding this issue (10/21/20). Staff is working with counsel to start court proceedings (11/18/20). Jamie did say

that Norm Thibeault contacted him and asked what his client must do regarding this application. Jamie told him that his client needs to follow the approved plans. Clerk sent the M&E files to Atty. Higgins today (12/16/20).

III. Commission Business

- A. Planning & Zoning Fund Balances – All Pomfret School applications have been paid and all accounts were closed out as of November 24, 2020.
- B. Election of Officers for 2021 – B. Champany made a motion to approve the same slate of officers for next year. P. Allegretti seconded. All in favor.
- C. Review and approval of 2021 meeting schedule – P. Allegretti made a motion to approved as submitted. P. Mann seconded. All in favor.
- D. Discussion of Air bnb's – this issue was postponed until we can return to regular meetings

R. DiBonaventura mentioned that December and January at least will be virtual meetings. He will not be at the January meeting, as he will be back in Florida.

- IV. Adjournment – B. Champany made a motion to adjourn. R. Wishart seconded. All in favor. Meeting adjourned at 8:24 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date: _____