

**TOWN OF POMFRET
PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES
DECEMBER 20, 2023 @ 7 PM
COMMUNITY CENTER**

Chairman opened the meeting at 7:01 pm.

- I. Roll Call – Present:** R. Wishart, R. Huoppi, B. Champany, P. Mann, T. Harris, R. Brais, T. Harris, M. Nicholson, B. Reingold, L. Reeder, R. Reeder, and C. Wright Jones. **Absent:** P. Allegretti, N. Stellitano, L. Grossman, T. Harris, and J. Sheldon.
- II. Open Regular Meeting**
 - A. Items to add to the agenda** – none.
 - B. Approve minutes of November 15, 2023** – B. Champany made a motion to approve the minutes as amended. P. Mann seconded. All in favor.
 - C. Pending Applications** –
 - 1. Peter B. Mann, 125 Valentine Road**, text amendment regarding the prohibition of the retail sale of cannabis in the Town of Pomfret. Jamie reached out to legal, and in order to pass an amendment, you need a majority of the full commission. The amendment failed but it could be brought up again as a new application. For now, it's done.
- IV. New Business**
 - A. Acceptance of New Application(s)** –
 - 1. Debra H. Moore, 20 Wetherbee Road**, application for a Home Occupation I regarding cottage bakery (Sage Café, LLC, dba Sage Baking). Need waiver of site plan. P. Mann motioned to table until January meeting. R. Huoppi seconded. All in favor.
 - B. Correspondence** –
 - 1. DEEP and Dept. of Forestry** – tentative language regarding Section 4.1, permitted uses. There is minimal activity on a regular forestry harvest. Ryan will contact DEEP to see if the wording is ok.
 - C. ZEO Report – Permits issued.** – no new permits
 - D. Complaints and Violations:**
 - 1. Barry Peloquin** –site is in compliance; awaiting hearing for fines and penalties.
 - 2. 4 Nora Lane** – in litigation; awaiting hearing date. (Our opinion is this does not comply with the regulations; buildings constructed on West side of original building)
 - E. Citizen's Comments** – none
- III. Commission Business** –
 - A. Town Planner is working on a Brewery text amendment.**

IV. Adjournment – B. Champany made a motion to adjourn. P. Mann seconded. All in favor. The meeting adjourned at 7:30 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: _____