

**TOWN OF POMFRET  
PLANNING & ZONING MEETING MINUTES AMENDED  
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, **Absent:** P. Allegretti, N. Stellitano, L. Grossman, T. Harris, and J. Sheldon. **Staff:** R. Brais

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