

TOWN OF POMFRET
PLANNING & ZONING COMMISSION
FEBRUARY 17, 2021 @ 7:00 PM
VIRTUAL MEETING MINUTES

I. Regular Meeting

A. Roll Call – Present: R. DiBonaventura, Chairman; P. Allegretti, Vice Chairman; R. Huoppi, member; B. Champany, member; R. Wishart, member; L. Grossman, alternate; and P. Mann, alternate. Staff: R. Brais and J. Rabbitt. Absent: J. Rivers, member; and M. Hart, alternate. Also in attendance: First Selectman M. Nicholson, Selectman E. Chase, Selectman P. McCarthy, Mary Collins, Margie Huoppi, Dwight Merriam, Elaine Sistare, Charlie Tracy, J. Corey, W. Gould, N. Stelitano, and D. Fey.

P. Allegretti made a motion to seat L. Grossman for the open seat and P. Mann for J. Rivers. B. Champany seconded.

B. Items to add to the agenda - none

C. Approve minutes of meeting of January 20, 2021 – P. Mann made a motion to approve the minutes as submitted. P. Allegretti seconded. All in favor with one abstention.

D. Pending Applications - none

II. New Business

A. Acceptance of New Applications - none

B. Workshop on ADUs with Dwight Merriam – workshop consisted of an open forum with questions and answers regarding ADUs. Discussion about the positives and negatives of ADUs; which types (possible multiple pre-designed options) are being considered; type of permitting; possible grandfathering; and supply and demand. Commission is definitely in favor of changing the regulations to include ADUs. Mention was made of granny pods, which is a temporary solution. ADUs are permanent solutions. Workshop was closed. Copy of regulations was requested by D. Merriam before the next meeting.

C. Citizen's Comments - none

D. Correspondence – P. Mann said he received a letter from the Foisey's requesting a refund of their unused funds. Ryan said he received the email and will touch base with them.

E. ZEO Report – Permits Issued

70 Wrights Crossing Road – Wishart – 180 sf greenhouse

54 Tyott Road – Aubin – single family home

1. 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 chipper in tow were on the property. Atty. Higgins is adding the new property owner to the suit and will have it ready 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 lot of calls from people who live in the area of 59 Longmeadow Drive about all the vehicles on the property. Jamie said he will contact 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). Ryan is waiting for a status update from counsel. Jamie spoke with Atty. Higgins and he is writing a letter to the new owner regarding the violation (1/20/21). Nothing new as of 2/17/21).
- b. Intersection of Paine and Fay Roads, camper as dwelling. Ryan received a site plan. Warning letter was sent on 5/4/20. No response and we never received the signature card. The camper looks like it might 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 (5/18/20). Ryan told the property owner again that the camper must be removed (8/19/20). Nothing new (2/17/21).
- 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 home (5/18/20). Permit has been approved to build a new house (11/18/20). Nothing new 2/17/21).
- d. Nora Lane Realty, LLC, 4 Nora Lane – operating with 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 the 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 (11/28/20). 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). Staff is working with counsel to start court proceedings (1/20/21). Applicant is working with Staff to do a modification of the site plan that was previously approved (2/17/21).

- III. Commission Business – commission members got into a discussion about the definition of a short-term rental
- IV. Adjournment – R. Wishart made a motion to adjourn the meeting. B. Champany seconded. All in favor. Meeting adjourned at 8:15 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date: _____