

**TOWN OF POMFRET  
PLANNING & ZONING PUBLIC HEARING/MEETING MINUTES  
MARCH 15, 2023  
COMMUNITY CENTER 7 PM**

- I. Roll Call – Present:** R. Wishart, P. Allegretti, R. Huoppi, B. Champany, N. Stellitano, P. Mann, R. Brais, J. Rabbitt, and D. Nagy.  
**Absent:** J. Rivers, L. Grossman, and T. Harris.
- II. Open Regular Meeting**
- A. Items to add to the agenda** – Pomfret School site plan application. Add D. Nagy to Section IV Item C. P. Mann made a motion to approve. N. Stellitano seconded. All in favor.
- B. Approve minutes of February 15, 2023 meeting** – P. Mann made a motion to approve the minutes as submitted. N. Stellitano seconded. All in favor. There was one abstention.
- C. Pending Application(s) – none**
- III. New Business**
- A. Acceptance of New Application(s)**
1. **James Weiss, 168 Quasset Road**, special permit application for a home-based business (conversions of shed to production facility for chocolate making for Pomfret Chocolate, LLC.). This application was withdrawn by the applicant prior to the meeting.
  2. **Rectory School, 528 Pomfret Street**, special permit application for the construction of a new, one story, 1390 sf music rehearsal room addition to the existing Tang Performing Arts building. Work includes limited sitework adjacent to the addition. J. Everett of New England Design was present for the applicant. He informed the commission that the school has a shortage of practice space. The building will be between the Tang Performing Arts building and the Memorial dormitory. It is a single-story building and there will be minor landscaping. It must go through a public hearing for the special permit as the new building is within 300' of a residential building. P. Mann made a motion to schedule a public hearing for April 19, 2023 at 7pm. N. Stellitano seconded. All in favor.
  3. **Pomfret School, 298 Pomfret Street**, application for site plan review to construct a new three-story science center. S. Medeiros was present for the school. Updated plans were submitted along with the remainder of fees due. The new building will be near the health center and will be more than 300' from residential buildings. Drainage will be on Northern end of campus. Standard utilities will be used. S. Medeiros went over the site

plans regarding Section 14.4.2 a-cc (re: waivers). Jamie read a draft letter with recommendations for site plan approval. P. Mann made a motion to approve the waivers and approve the site plan. N. Stellitano seconded. N. Stellitano then asked about water runoff. Jamie and Scott went over the issues they previously had with the stream channel. A vote was taken, and the motion was approved.

**B. Correspondence** – notice from Town of Brooklyn regarding an update to their zoning regulations (site plan review)

**1. ZEO Report – Permits issued/Complaints & Violations –**

6 Needle Eye Road – 10' x 24' porch to replace historic porch.

840 Wrights Crossing – new enlarge deck on rear and right side of home.

70 Tull Lane – enclosing 12' x 14' porch; addition of a 12' x 14' covered and screened porch.

**C. Complaints & Violations** – no further updated information.

**1. Barry Peloquin** – in litigation – nothing new

**2. 73 Fox Hill Road** – this project is being finished up.

**3. 4 Nora Lane** – operating without a zoning compliance certificate and CO; this is in litigation and going forward with injunction. Working to update.

**D. Citizen's Comments** – it was mentioned that there is a sign up on Wright's Crossing Road. R. Brais said it is a municipality sign. Jamie said that it is not a municipal sign. P. Mann said it is no in compliance. Jamie said whether it is commercial in nature or not (moved somewhere else on site) he believes it belongs to the Wyndham Land Trust. N. Stellitano asked about filing an official complaint. P. Mann said he is going out to measure the sign and file a formal complaint. Jamie read the language from the regulations regarding signs. If sign is internal and not visible from street, there is no violation of regulations. N. Stellitano asked if this was rectified or did it need a form complaint. Jamie reiterated that if the sign is internal, there is no violation.

**At this point of the meeting, P. Mann made a motion to move Section IV Item C, D. Nagy preliminary discussion of a future application. P. Allegratti seconded. All in favor.**

**IV. Commission Business –**

**A. Status of containers and truck trailers scattered around town.** Jamie will electronically send the clerk the draft text amendment for distribution guideline for maximum number of containers allowed on lot. Most municipalities are allowing trailer truck boxes. If there is less than an acre, no containers are allowed. If the container abuts a residential property, it needs to be disguised. Will discuss more at April meeting.

**B. Discussion on Cannabis text amendment and possible workshop.** P. Mann is against opening the Town to this. We need to work on a text amendment soon as our time runs out on May 31, 2023. Jamie said here are the options:

(1) Do retail yes ( ) or no ( )

(2) Cultivation indoors yes ( ) or no ( )

(3) Have manufacturing/testing yes ( ) or no ( )

P. Allegretti mentioned that as of July 1, 2023, it will be legal to grow your own. Jamie said that most cultivators start with a 20,000 to 50,000 sf building and enlarge up to 200,000 sf. Unsure of the CT tax factor regarding cultivation. As for retail, CT can tax 3% and it is used for specific areas. P. Mann is concerned about the aroma escaping. Need to write regulations mandating air filtration. Commercial areas in Town would be near the bank, Vanilla Bean, gas station. etc. Possible sites for cultivation would be at 169 & 101 near Loos, Nora Lane to Killingly line' and Steak Ums on Searles Road.

**C. D. Nagy requested to speak with the commission regarding a future application.** D. Nagy would like to do an application to become a distillery (no more farm distillery). He needs guidance. He wants to continue using CT grains, etc. and the product sold would be exclusively at the location. Needs to know about regulations for distilleries and restaurants and if he would need a special permit. He would also like to possibly serve beer/wine. Further discussion of music, restaurant, bar, etc. D. Nagy said he would like to have something with class that people would come back to, and not a dive bar. Jamie said that the land was originally zone residential. The zone has now been changed. He said that under State law, a distillery can serve food, wine, and beer and the restaurant language has mixed use language. D. Nagy wants to transfer his Farm Distillery to a Distillery. R. Huoppi asked what D. Nagy needs to do. Jamie said he'll need a sign-off from the Town. D. Nagy said he could also apply for a Café license, and it would then become a commercial distillery. N. Stellitano said he has no issues with this. R. Huoppi again asked what D. Nagy needs to do with us. P. Allegretti felt there would be a text amendment and special permit situation. Jamie said that D. Nagy needs to explore parking, B100 with NDDH, lighting, etc. R. Wishart mentioned regulations Section 6b 2.7 and 6b 2.10 had information regarding this. Dan then thanked the commission for all their time and help. Again, this was a preliminary discussion of a future application.

**Commission then reverted to Section IV Item A of the agenda.**

**V. Adjournment** – B. Champany made a motion to adjourn. P. Allegretti seconded. Meeting adjourned at 8:55 pm.

**Respectfully submitted,**

**Lynn L. Krajewski, Clerk**

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