

TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
SPECIAL MEETING MINUTES  
JULY 29, 2020 @ 7:00 PM

At 7pm the Chairman opened the Public Hearing.

In Attendance: R. DiBonaventura, Chairman; P. Allegretti, Vice Chair; R. Wishart, Secretary; R. Huoppi, member; P. Mann, alternate, and Staff: J. Rabbitt, and R. Brais.

**I. Public Hearing**

- A. Sonia Nieminen, 371 Mashamoquet Road, special permit for home occupation regarding professional counseling and therapeutic activity center in the old milking facility on the property. Sonia and her husband were both in attendance. Jamie e-mailed information to the members just before the meeting. These are the concerns: 1) the outbuilding is 1260' and only 1000' is allowed so you would need a  $\frac{3}{4}$  vote of the commission to go to 1260'; 2) the sketch plan does not conform with the site plan so you would need a  $\frac{3}{4}$  vote of the commission to accept; 3) the parking is very close to Covell Road and they can't park in the front yard setback but it could be done in small pods (he spoke with the applicant regarding viable parking spaces); 4) the hours of operation from 8am-9pm is long and staff recommends that it be changed to 8am-6pm; and, 5) it needs final Northeast District Department of Health approval. P. Mann said he received a blank e-mail. P. Allegretti asked the applicants how they feel about Jamie's proposed changes. S. Nieminen said she is aware of all the concerns. She likes the pod parking idea and will go with the change in hours. P. Mann said he didn't have a problem with the hours and maybe the last appointment could be at 7pm. S. Nieminen said she is willing to do whatever hours are acceptable. R. DiBonaventura said his first concern was the parking. R. Wishart said he thought the hours should be stretched to 7pm. P. Mann agrees but wondered about 4 offices for 3 employees. Jamie said there would be overlapping times to use all 4 offices with only 3 employees. R. DiBonaventura asked if there were enough members present to get a  $\frac{3}{4}$  vote. Jamie said there is only 5 members present and you need 5.25 for approval. After discussion, the applicants decided to wait for the next meeting. R. DiBonaventura motioned to continue the public hearing to the next meeting on August 19<sup>th</sup>. P. Allegretti asked if we could close the public hearing. Jamie said that closing prevents the applicant from submitting information to staff or the commission. P. Mann said we still have time to continue the public hearing just in case we need more information. A motion was made to continue the public hearing until August 19<sup>th</sup>. R. Huoppi seconded and it was approved.
- B. Nora Lane Realty, LLC, 4 Nora Lane – operating without a zoning compliance certificate and Certificate of Occupancy. NOV was mailed out on November 21<sup>st</sup> 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 and applicant is working to correct the outstanding issues (6/17/2020). Ryan has been busy with family issues, so Jamie hasn't had time to do a punch list yet, but he spoke regarding the application. M. Bunning did some landscaping but not what was approved. P. Mann asked about a card that was inside his Shopper's Guide for Nora Lane Dumpster Co. Jamie said that M. Bunning does have a dumpster company, but it's not located at 4 Nora Lane. H can only have a dumpster for his business. Jamie said that he has made efforts with the seeding and loaming. R. DiBonaventura said we would re-visit this next meeting.

**II. Adjournment-** P. Mann made the motion to adjourn. It was seconded by P. Allegretti and approved.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date: \_\_\_\_\_