

**TOWN OF POMFRET
PLANNING & ZONING MEETING MINUTES
JANUARY 17, 2024 @ 7 PM
COMMUNITY CENTER**

I. Roll Call - Present: R. Wishart, P. Allegretti, B. Champany, B. Reingold, N. Stellitano. **Staff:** R. Brais, J. Rabbitt. **Absent:** R. Huoppi, T. Harris, J. Sheldon, P. Mann.

II. Open Regular Meeting – Called to order at 7:01pm

A. Items to add to the agenda – Announcement of the resignation of L. Grossman.
Announcement of the appointment of Kayla Vargas.

B. Approve minutes of December 20, 2023 – Motion made by B. Champany to approve the minutes with the following correction to the roster:

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. **Staff:** R. Brais

Motion seconded by N. Stellitano. In favor: R. Wishart, B. Champany, B. Reingold, N. Stellitano. Abstained: P. Allegretti. Motion passed.

C. Pending Applications –

1. Debra H. Moore, 20 Wetherbee Road, application for a Home Occupation I regarding a cottage bakery (Sage Café, LLC, dba Sage Baking).

D. Moore presented: Submitted a waiver request of the site plan requirements and submitted an aerial photo in lieu of. Stated that there would be no commercial sales from the home and no visitors. Deliveries would be made to customers, or goods sold at farmer's markets, etc.

The baking would take place within the kitchen, which occupies approximately 200sf of the house. Total house size is 2,406sf.

N. Stellitano motioned to approve the application with the conditions that there be no retail sales from or customers to the home, and that the business be contained to the kitchen.

Seconded by B. Reingold. All in favor. Motion passed.

IV New Business

A. Acceptance of New Application(s) – None.

B. Correspondence – None.

C. ZEO Report – Permits issued: 243 Hampton Rd – Pollok – New house.
9 Freeley Rd – Bonney – 14' x 30' pre-built garage.

D. Complaints and Violations:

1. **Barry Peloquin** –site is in compliance; awaiting hearing for fines and penalties.- Nothing new.
2. **4 Nora Lane** – in litigation; awaiting hearing date. (Our opinion is this does not comply with the regulations; new building constructed on West side of main building) – Nothing new.

E. Citizen's Comments:

Jason Collins inquired about his property; has a single family home and two legally nonconforming mobile homes on the property. One mobile home has been renovated. The second is in bad shape. Can it be replaced with a cottage (ADU)?

J. Rabbitt and R. Brais responded: In summary; if both mobile homes are removed (thereby eliminating the legally nonconforming uses) a single ADU can be constructed by right. A second ADU can be constructed with a special permit.

Option 2: The mobile home that is in bad shape can be replaced with a new mobile home. If the new mobile home is larger than the original, a special permit is required and the size cannot be expanded more than 25% over the original trailer's size.

M. Nicholson announced the appointment of new member Kayla Vargas.

III. Commission Business –

- A.** Response regarding tentative language for DEEP and Dept. of Forestry Sect. 4.1- permitted uses.

J. Rabbit read the draft text and explained it. Discussion ensued.

Motion made by N. Stellitano to send the text amendment to public hearing on February 21, 2024. Seconded by B. Champany. All in favor. Motion passed.

- B.** Town Planner working on Brewery text amendment.

J. Rabbit stated that he and First Selectman M. Nicholson have reviewed the draft text. He presented it to the Commission. Discussion ensued. No action was taken.

IV. Adjournment – Motion to adjourn made by B. Champany. Seconded by N. Stellitano. All in favor. Motion passed. 8:12pm.

Respectfully Submitted,

Ryan Brais