

**TOWN OF POMFRET  
PLANNING & ZONING MEETING MINUTES  
April 17, 2024, 7:00pm  
COMMUNITY CENTER**

- I. Open Public Hearing at 7:05pm for Watercure Farm Distillery, 426 Mashamoquet Rd, special permit application to operate a distillery with a food element.**  
J. Rabbitt stated that it is the applicant's intent to continue the public hearing to May 15<sup>th</sup> so that the applicant can receive IWWC approval along with NDDH approval.  
Some modifications have been made to the plans in response to public testimony received at the March hearing.  
D. Nagy presented the revisions to the plans:  
The kitchen addition has been relocated to the west side of the building and a food service window has been added to the front of the building to improve function and flow, per the suggestion of NDDH staff. A letter from NDDH was submitted, stating that they are reviewing the application.  
The application before PZC is for 51 seats, however, NDDH has the ability to limit the seating capacity if the septic is not sized appropriately.  
An alternate plan has been submitted for the outdoor seating, utilizing a deck rather than a patio. The purpose of the deck would be to reduce the amount of grading required. The IWWC will evaluate the two designs.  
D. Nagy submitted an extension of 65 days to continue the public hearing.  
Letters of support were received by Arianna Dyer, Elaine Nelson, and Daniel & Carolyn Huff. Motion made by B. Champany to continue the hearing to May 15, 2024 @ 7:00pm. Seconded by P. Mann. All in favor. Motion carried.
- II. Roll Call - Present:** R. Wishart, P. Allegretti, B. Champany, B. Reingold, P. Mann, R. Huoppi.  
**Staff:** R. Brais, J. Rabbitt. **Absent:** T. Harris, J. Sheldon, N. Stellitano, K. Vargas.
- III. Open Regular Meeting – Called to order at 7:20pm**
- A. Items to add to the agenda – None.**
- B. Approve minutes of March 20, 2024 –** Motion made by P. Mann to approve the minutes. Seconded by B. Champany. Discussion ensued and the following corrections were proposed:  
In I.A. – Town of Pomfret is misspelled.  
In I.B. – 13<sup>th</sup> line down, “overhang” is misspelled as “overhand”.  
In IV.D.4. – Marquis is misspelled.  
Motion made by P. Allegretti to approve the minutes with the stated amendments. Seconded by B. Reingold. All in favor. Motion carried.
- C. Pending Applications –Watercure Farm Distillery, 426 Mashamoquet Rd, special permit application to operate a distillery with a food element.**

P. Mann motioned to table the application to the May 15, 2024 meeting. 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:** No report on permits issued.

**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; There may have been a Short Calendar hearing on April 15, 2024. ZEO will contact the attorney.
- 3. Scott Yuill, 131 Killingly Rd.,** Shed/chicken coop without permits. An N.O.V. will be sent out in the near future.
- 4. Ernest Marquis, 61 Cooney Rd,** complaint of structures without permits. ZEO found no violations on the property. This can be removed from the agenda.

**V. Citizen's Comments:** None.

**VI Commission Business – None.**

**VII Adjournment** – Motion to adjourn made by B. Champany. Seconded by B. Reingold. All in favor. Motion passed. 7:35pm.

Respectfully Submitted,

Ryan Brais