

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING MEETING MINUTES
WEDNESDAY, NOVEMBER 16, 2016, AT 7:00 PM
OLD TOWN HOUSE**

I. Public Hearings

- A. Weston & Sampson for Town of Pomfret, 5 Haven Road**, text amendment for sewer project pump station at Loos & Co., Inc. Ingrid Jacobs was present for the application. They are filing a text amendment for the business village district for the pump station to go in near Loos & Co., Inc. The proposed project will leave a very small footprint. The text amendment is for Section 7.2.5 and reads: "Municipal/public utility structures for sanitary sewer systems". After a small discussion, P. Allegretti made a motion to close the public hearing. It was seconded by P. Deary and the motion carried.
- B. Jean Patton, 106/108 Cooney Road**, special permit application for the installation of a 32'x32' 2-story garage. Jean & Mark Patton were present for the application. Jamie spoke regarding the sketch plan which showed that the garage/barn will be of New England style. This style fits with the neighborhood. The CRR cards were submitted to the file from the applicant. P. Deary made a motion to close the public hearing. It was seconded by B. Champany and the motion carried.
- C. Lance Sistare for Big Boys Toys, 341 Orchard Hill Road**, special permit application for a 22'x86' addition for proposed breakroom and parts storage. Lance Sistare was present for the application. Jamie spoke regarding the application from a report dated 11/16/16. The commission had received an approval from NDDH and they also received a waiver request of Section 14.4.2 a-cc. B. Champany made a motion to close the public hearing. It was seconded by P. Deary and the motion carried.
- D. Town of Pomfret Planning & Zoning Commission, 5 Haven Road**, review and updates to the Plan of Conservation & Development as mandated by State Statute. The Planning & Zoning Commission received recommendations for corrections, additions, etc. to the POCD from the Agriculture Commission, the Conservation Commission, The Economic Development Committee and two private citizens. W. Hinchman set a week from today's meeting as the deadline to submit any written recommendations for the POCD. J. Wolchesky asked a question regarding the definition of a "farm". Jamie tried to explain that the POCD is just a guide and is not regulatory (the definition of agriculture is in our regulations). He explained the difference of zoning (regulations) and planning (POCD).

The public hearings closed at 8 pm.

II. Regular Meeting –

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, R. DiBonaventura, B. Champany, P. Deary, R. Wishart; and L. Grossman, Staff: R. Brais, and J. Rabbitt. **Absent:** A. Benway, M. Hart, and A. Amaral.
- B. Items to add to the agenda –** L. Grossman would like to add agriculture value as an added discussion on the December agenda
- C. Current Business –**
- 1. Approve minutes of October 19, 2016.** P. Deary approved the minutes as submitted. P. Allegretti seconded the motion and the motion carried. There was one abstention.
- D. Pending Applications(s) –**
- 1. Weston & Sampson for Town of Pomfret, 5 Haven Road**, text amendment for sewer project pump station at Loos & Co., Inc. P. Deary made a motion to approve the application. L Grossman seconded the motion and the motion carried.
 - 2. Jean Patton, 106/108 Cooney Road**, special permit application for the installation of a 32'x32' 2-story garage. P. Deary made a motion to approved the application with waivers. L. Grossman seconded the motion and the motion carried.
 - 3. Lance Sistare for Big Boys Toys, 341 Orchard Hill Road**, special permit application for a 22'x86' addition for proposed breakroom and parts storage. P. Deary made a motion to approve the application with waivers. L. Grossman seconded the motion and the motion carried.

4. **Town of Pomfret Planning & Zoning Commission, 5 Haven Road**, review and updates to the Plan of Conservation & Development as mandated by State Statute. No action was taken on this tonight.

III. New Business

A. Acceptance of New Application(s) –

1. **Scott Lee, 13 Old Route 44**, Class I home occupation permit that allows the use of a Federal Firearms License. There was a discussion of the use. B. Champany made a motion to approve the application and waiver. R. Wishart seconded the motion and the motion carried. There were 3 conditions of approval: 1) No sign(s); 2) no retail; and 3) no structure changes.

B. Citizen's Comments –

C. Correspondence

1. ZEO Report –Permits issued: none
2. Complaints –
 - a. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Letters have been sent to Stately and Wolchesky (property owner) regarding the conditions of approval not being met. Letter requests that they call me.
 - b. Margaret Davis, 59 Jericho Road – tiny house/mobile home on property. A NOV was issued. Attorney Higgins is working on this matter.
 - c. Marion Baillargeon, 6A Modock Road, farm stand signs. The season has ended. Will check to make sure all signs have been removed.
 - d. Barry Peloquin, 59 Longmeadow. Trucks storage. I have not witnesses any trucks on site during the past 3 weeks.
 - e. TCO has been issued to the First Congregational Church. It will expire 6/1/17.

IV. Commission Business

- A. **Signs** –Discussion of signs in right-of way. Who's responsible to remove and the possible permitting process for temporary usage.

B. Agenda items for December meeting:

1. **POCD**
2. **Draft of 2017 meeting schedule**
3. **Election of Officers**
4. **Air bnb's**
5. **Signs**

- V. **Adjournment** – P. Deary made a motion to adjourn. It was seconded and approved. Meeting adjourned at 9:15 pm.

Minutes were taken by Commission Secretary Richard DiBonaventura.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved: _____