

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/REGULAR MEETING AGENDA
JULY 15, 2020 @ 7:00 PM
VIRTUAL MEETING VIA ZOOM – SEE BELOW**

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
- B. Town of Pomfret, 5 Haven Road**, text amendment submitted by the First Selectman to amend the Zoning Regulations to add Agricultural Food Vendor.

II. Regular Meeting

- A. Roll Call -**
- B. Items to add to the agenda –**
- C. Approve minutes of meeting of June 17, 2020**
- D. Pending Applications –**
 - 1. 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
 - 2. Town of Pomfret, 5 Haven Road**, text amendment submitted by the First Selectman to amend the Zoning Regulations to add Agricultural Food Vendor.

III. New Business

- A. Acceptance of New Applications –**
- B. Citizen's Comments –**
- C. Correspondence –**
- D. ZEO Report – Permits Issued:**
 - 1. Complaints/Violations**
 - a. Barry Peloquin, 59 Longmeadow Drive**, commercial vehicles in a residential zone. The trailer and M35 were to be removed by May 31st. M35 military truck still in the rear of the property. Counsel is preparing to file for contempt of a court order due to the following: failure to remove the M35 military cargo truck from the property; failure to make restitution to the Town in the amount of \$2,434.42 by June 1, 2019. On November 3, 2019 the yellow bucket truck, M35 and a white truck (flat bed with stakes) with chipper in tow were on the property. Atty. Higgins is adding the new property owner to the suite and will have it ready to go to proceed to court when they return to working status (5/18/20). Vehicles on property: yellow bucket truck, woodchipper, green/white bucket truck, military truck, white log truck with red grapple arm.

P. Mann asked if we could put a lien on the property. R. Brais said no, we need to go back to court. The restitution is still overdue, and the Attorney is handling it. R. DiBonaventura asked Ryan if he took photos of the property to which Ryan replied yes (6/17/2020).

- b. Intersection of Paine and Fay Roads: camper as dwelling – nothing new. Ryan received the site plan. Has not received an application yet. Warning letter was sent on 5/4/20. No response and we have not received the signature card. The camper looks like it may be abandoned. The property owner left Ryan a message that they purchased a house and returned the lot to open space (he's assuming PA 490) Ryan will call him and inform him that the camper must be removed (5/18/20). Ryan told the property owner again that the camper must be removed (6/17/2020).
- c. 73 Fox Hill Road – there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. They are working on removing the other. Further discussions have been had with the owner on moving towards a new house. A letter was sent to the owner and a response was received. The owner is working with KWP and Copeland Builders to construct a new house (5/18/20). They are constructing a house and garage on the property (6/17/2020).
- d. Nora Lane Realty, LLC, 4 Nora Lane – operating without a zoning compliance certificate and CO. NOV was mailed out November 21st to cease operation until they pave the apron, grade the parking lot, and most everything else other than the building. Applicant is working to correct the outstanding issues (6/17/2020).
- e. Written complaint about 39 Freedley Fork encroaching the property line, sent by Maureen. Ryan will check out the property.

P. Allegretti suggested that Ryan go over to 4 Nora Lane and go over with the applicant what needs to be done to meet the deadline. Need to remind him of his responsibilities.

IV. Commission Business

- A. Planning and Zoning Fund Balances – will notify the commission when Pomfret School and Bill Hull have been sent their refunds.
- B. **Discussion of Air bnb's** – this issue was postponed until we can return to regular meetings

V. Adjournment

Join Zoom Meeting

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