

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

I. Public Hearing

- A. Nora Lane Realty, LLC for M&E Transportation, 4 Nora Lane**, special permit application, modification to originally approved site plan (under NOV for operating without zoning compliance and CO).

II. Regular Meeting

- A. Roll Call -**
- B. Items to add to the agenda – written request for withdrawal of application for Valerie Champany, 16 Tyott Road**, text amendment for farm winery
- C. Approve minutes of meeting of February 19, 2020**
- D. Pending Applications –**
1. **Sameera/Mohammed Choudhry, 793 Mashamoquet Road**, convenience store
 2. **Nora Lane Realty, LLC for M&E Transportation, 4 Nora Lane**, special permit application, modification to originally approved site plan (under NOV for operating without zoning compliance and CO).

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, and a caveat was not filed on the land records. Property has been sold. Inspection is needed to determine if Peloquin has moved (02/19/2020).
- b. **Intersection of Paine and Fay Roads**: camper as dwelling – nothing new. Ryan received the site plan. Waiting on permits to be submitted (02/19/2020).
- 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. Ryan spoke with the contractor in January who is helping with the process (02/19/2020).

- d. Nora Lane Realty, LLC, 4 Nora Lane – operating without a zoning compliance certificate and CO. NOV was sent for noncompliance with site plan. Return unclaimed. Contact was made with the owner in January. Owner is working with Town Planner to complete the site and we now have a new application for revisions to the approved plan (02/19/2020).
- e. 77 Deerfield Road – Listed in the real estate ads as commercial. Letter was mailed out to the listing agent on December 18th to correct the ads. Real estate agent has been in contact and there is interest in the property.

IV. Commission Business

- A. Discussion of Wyndham Land Trust purchase of 335 acres in Pomfret and Woodstock
- B. Planning and Zoning Fund Balances – received permission from the commission to transfer fund to cover IWWC deficit balance. The exact amounts involved are as follows: **DO NOT HAVE THIS INFO RIGHT NOW**
- C. Discussion of Air bnb's –

V. Adjournment

Computer or smart phone – log in to www.zoom.us/join

Meeting ID: 782 7296 2053

To join via telephone, dial 1-929-205-6099 and enter Meeting ID: 782 7296 2053 followed by the # sign

You will be asked for participant. You may skip this by entering # once more.

TOWN OF POMFRET

March 12, 2020

To whom it may concern,

The Wyndham Land Trust is applying for a grant to assist with the purchase of 355 acres of beautiful wooded land in Pomfret and Woodstock, Connecticut. The DEEP Open Space and Land Acquisition Program funding would make the preservation and protection of this valuable parcel possible.

This parcel of land is highly desirable for both its recreational use and conservation value. There is in place an extensive multi-use trail system. Because there are contiguous parcels of forest land with terrific wildlife diversity creating a wildlife corridor, we strongly endorse the purchase of this land. It is part of the largest forest block in our Town. The clear water of the Nightingale Brook also originates in this area and is considered some to the cleanest water in the state.

Thank you in advance for your consideration of this application. It is an important parcel of land that is consistent with our recently updated Plan of Conservation and Development and The Pomfret Board of Selectmen unanimously supports the Wyndham Land Trust's efforts to protect this land and their application for grant funding.

Sincerely,

Maureen Nicholson
First Selectman

Patrick McCarthy
Selectman

Ellsworth Chase
Selectman