

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
MEETING MINUTES  
MONDAY, NOVEMBER 24, 2014 AT 7:00 PM  
POMFRET SENIOR CENTER**

**In Attendance:** Commission Members Walter Hinchman, Phil Allegretti, Richard DiBonaventura, Eric Pohlman, Artie Benway, and Alternate Kim Bergendahl.; Staff - James Rabbitt, Town Planner and Ryan Brais, ZEO. **Absent:** Commission Members Beverly Champany, Martha Paquette, and Alternate Antonio Amaral.

**I. Regular Meeting –**

**A. Roll Call - taken**

**B. Items to add to the agenda –** none; at this time K. Bergendahl was seated for Bev Champany

**C. Current Business**

1. Approve Minutes of meeting on October 27, 2014. R. DiBonaventura made a motion to approve the minutes as amended. P. Allegretti seconded the motion and it was approved unanimously.

At this point in the meeting, Agenda Item II D was moved up to this position. After discussion, we continued with the agenda items were tabled.

**D. Pending Application(s)-**

1. **Jaehyun Park, 188 Putnam Road,** home occupation for education counseling. Mr. Park met with Ryan and the paperwork is complete. This will be an office space within a residential unit. The applicant has requested waivers of Section 14.4.2 a-cc. P. Allegretti made a motion to approve the waivers of Section 14.4.2 as requested. R. DiBonaventura seconded the motion and it was approved unanimously. P. Allegretti made a motion to approve the application for home occupation for education counseling with no boarding allowed on the premises. R. DiBonaventura seconded the motion and it was approved unanimously.
2. **Kristin St. Onge, 189 Pomfret Street,** application for pre-school (previously applied for by Marion Nuccio). W. Hinchman read the draft motion and conditions of approval written by J Rabbitt. E. Pohlman and A. Benway were not commission members when the prior application by M. Nuccio was approved by the commission in June/July 2011. Jamie explained the prior application and showed the plans for the site. A. Benway then made a motion to approve the application with the conditions in Jamie's draft motion: 1) All site plan improvements shall be completed prior to an issuance of zoning compliance; 2) the applicant shall pay all costs associated with the review and process of their application; 3) the facility shall be limited to no more than 30 children at a given time; 4) the education of children shall be limited to the ages between birth and 12 years old; 5) maximum number of staff shall be set at 8 employees; and 6) the

hours of operation shall be 6:00 am – 6:00 pm. R. DiBonaventura seconded the motion and it was approved unanimously.

## **II. New Business**

- A.** Acceptance of New Application(s) – none
- B.** Citizen's Comments – Charlie Tracy was present and concerned about the Plan of Conservation and Development. He is curious as to when it will be done as it should be completed by 7/1/15. He is concerned that in 20 years, the needs and wants of the community may have changed. W. Hinchman said a Public Hearing would be held regarding this issue and that other boards and commission would be invited to give their input.
- C.** Correspondence –
  - 1. ZEO Report – permits issued
    - a. 80 Anderson Road for an in ground pool
    - b. 339 Pomfret Street for a 10' x 13' deck
  - 2. Matters of Interest:

The building plans that the Deluca's (236 West Quasset Rd.) submitted for their 68' x 80' barn does not meet the plans submitted for their special permit. The building plans show a 68' x 90' footprint, which is an additional 680 square feet, and the plans also show that barn set up as a winery with a tasting room. Ryan sent a letter to the Deluca's requiring the building plans to be modified to match the approved special permit or a C.O. will not be granted.
  - 3. Complaints/Violations: .
    - a. Barry Peloquin, Longmeadow Drive (commercial trucks). Ryan is in the process of putting together a package with photos of the property for Atty. Higgins to proceed with court action. It is expected to be ready by next week.
- D.** CT General Statutes 8-24 Referrals (discussed earlier in agenda)
  - 1. 620 Mashamoquet Road - Abington Cemetery; First Selectman M. Nicholson spoke regarding this issue. This property is isolated and separate from the actual cemetery. John Casey said the land had been given to the cemetery association some time ago but it can't be used as burial ground. The Cemetery Association board has not yet voted to donate this piece to the Town; they need to meet with the board to discuss the issue. W. Hinchman then said that the Selectmen always look for an advisory opinion from the P&Z Commission regarding land acquisitions and their conformance with the existing plan of conservation and development. R. DiBonaventura made a motion that the acquisition of 620 Mashamoquet Road would be consistent with the POCD. E. Pohlman seconded the motion and it was approved unanimously.
  - 2. 467 Pomfret Street - adjacent to Pomfret Public Library (former Eaton property) M. Nicholson said there is  $\frac{3}{4}$  of an acre for future use at the library. It is going before the Pomfret School board for discussion and vote on December 12<sup>th</sup>. R. DiBonaventura made a motion that the acquisition of the  $\frac{3}{4}$  acre at the north end of the existing library would be consistent with the POCD. E. Pohlman seconded the motion and it was approved unanimously.

**II. Commission Business**

**A.** Citizen's Comments – none

**IV. Adjournment**

Eric Pohlman made a motion to adjourn the meeting. K. Bergendahl seconded the motion. The meeting adjourned at 7:52 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved\_\_\_\_\_