

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/SPECIAL MEETING MINUTES
WEDNESDAY, AUGUST 23, 2017 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened at 7:05 pm by Vice Chairman Phil Allegretti. R. Wishart made a motion to seat L. Grossman for A. Benway. B. Champany seconded and it was approved. Moved on to Public Hearing.

I. Public Hearing

- A. M&E Transportation LLC, 4 Nora Lane**, special permit application for a transportation facility. N. Thibeault of Killingly Engineering was present for the applicant. J. Rabbitt spoke about the application having 14 outstanding issues with the regulations. N. Thibeault agreed fully with J. Rabbitt. N. Thibeault spoke to the commission about the application. It is for a transportation facility at 4 Nora Lane right behind Paquette Electric. It is a fairly flat piece of property that meets a hill. They plan to construct rear of building into the hillside. The entrance will be from Nora Lane. There is a height and lighting restriction noted in the deed. The proposed building is 22', which is at the height restriction. The site does not have high visibility. The deed calls for 100' buffer (will use white pines). The building is approximately 9000 sq. ft. consisting of nine bays and one office. Each bay is 12' wide with 14' doors. There is a possibility they might accentuate the roof pitch. The building will represent a country barn look. There will be dumpsters on the western end of site. They are not paving the entire area. He would like to see if consideration can be made regarding a reduction in the setback. N. Thibeault then went through Sect. 12.2 items, as well as all items in text amendment for facility. P. Allegretti asked if the pavement outside of the building would be concrete and N. Thibeault said yes. Phil then asked about floor drains to which Norm replied that they would be at the front of the building. L. Grossman asked about parking and Norm said there will be 16 spaces for cars. R. DiBonaventura said the deed requires a 100' buffer on west side. Norm said the buffer covers both properties. P. Allegretti said that deed restrictions are agreements between parties and that Planning & Zoning can't add or remove deed restrictions. Jamie said the commission can only waive what the regulations allow you to waive; we'll take a closer look at things. R. Wishart asked about reducing the buffer. Jamie said it would require a text amendment; Nora Lane is a front yard setback. Phil asked if there were any more questions. He then said it would be best to leave the Public Hearing open until our 9/20/17 meeting. R. DiBonaventura made a motion to move to do so. It was seconded by L. Grossman and approved.

II. Regular Meeting –

- A. Roll Call- Present:** P. Allegretti, R. DiBonaventura, B. Champany, R. Wishart, and L. Grossman; Staff: R. Brais, and J. Rabbitt. **Absent:** W. Hinchman, P. Deary, A. Benway, M. Hart, and A. Amaral.
- B. Approve minutes of July 19, 2017.** P. Allegretti made a motion to accept the minutes as submitted. R. Wishart seconded and motion was passed. There was one abstention.
- C. Pending Applications(s) –**
- 1. M&E Transport on LLC, 4 Nora Lane**, special permit for a transportation facility; this has been continued to our next meeting on 9/20/17

III. New Business

A. Acceptance of New Application(s) –

- 1. First Congregational Church, 13 Church Road**, replace existing sign with new sign. B. Bourque was present for the application. He said the new sign will be aligned with the front door (out near the sidewalk). Jamie said it needs to be placed in a compliant site. P. Allegretti then said that the application is complete. After discussion, Jamie said that a final drawing has to be submitted to the zoning officer and the sign location must be staked in the field. R. DiBonaventura made a motion to approve the application to replace the sign, setting it 10' back

from property line and the sign must not exceed 32 sq. ft. B. Champany seconded and it was approved.

2. **David Santosuosso, 143 Kearney Road**, special permit application for in-law apartment. Ryan spoke for the applicant. He wished to convert his two family unit into a one family with an in-law apartment. Jamie said we need to schedule a public hearing for our 9/20/17 meeting and that Mr. Santosuosso needs to apply to NDDH for approval. B. Champany made a motion to accept application and schedule a Public Hearing on 9/20/17. L. Grossman seconded the motion and it was approved.

- B. Citizen's Comments** – Sandra & Paul Gauvin would like to speak to the commission...they have questions regarding converting a single-family home into a two-family home. Both Sandra & Paul were present to speak to the commission. They would like input from the commission. P. Allegretti said that zoning was passed in 2003 and that the regulations did not include multi-family homes. The commission has not revisited this issue since the regulations were written and that you must remember that a text amendment covers a zone and not a specific residence. Jamie said there was a discussion originally about duplexes and multi-family homes. The commission voted not to amend the regulations to allow duplexes, but that doesn't mean that the regulations can't be changed. He then explained the process of writing and applying for a text amendment; if it is approved, then an application can be submitted for a two-family residence. R. DiBonaventura believes that this will be quite a hurdle. P. Allegretti mentioned that a text amendment takes specific input. Rich reiterated that there will be lots of hurdles. L. Grossman asked how many neighbors they have. Sandra said they only have two neighbors. P. Allegretti then told Sandra to get a list of questions ready and speak with Jamie on how to proceed.
- C. Correspondence** – letter from First Congregational Church requesting a return of their unused funds. After discussion, it was decided that the unused funds could be released once the final billing has been paid.

1. ZEO Report –Permits issued:
 - a. 255 Paine Road, Dan Nuttall – addition to home
2. Complaints –
 - a. Jerry Clark, 7 River Road – complaint of a commercial box trailer and overseas shipping container used for storage near the property line. Owner is working to clear up the property.
 - b. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Trees have been planted. The fence has been erected in areas except to screen from the street. He is still working to complete the front section of fence.
 - c. Barry Peloquin, 59 Longmeadow Drive- commercial vehicles; neighbor complained. There are vehicle still on the property (as of today); material is being prepared by Atty. Higgins for court litigation regarding this matter.

IV. **Commission Business – nothing new**

- V. **Adjournment** –B. Champany adjourned the meeting. R. Wishart seconded. It was approved and adjourned at 8:32 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved:_____