

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/SPECIAL MEETING MINUTES  
WEDNESDAY, SEPTEMBER 20, 2017 AT 7:00 PM  
OLD TOWN HOUSE**

Meeting was opened at 7:05 pm by Chairman Walter Hinchman. P. Allegretti 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. Correspondence regarding the application has been distributed to the commission members. It was stated that 2 lawyers have 2 different opinions regarding the buffer issue so they are going to get the opinion of the Town Attorney, who will be the tie breaker. N. Thibeault then requested a 65 day extension on the public hearing, which was submitted in writing. Norm spoke about the 100' landscape buffer due to concerns over 50' for applicant and 50' for abutter. Norm went through a number of waiver requests and how they need to request floor drains/holding tanks through DEEP. Norm said they would work with Staff to make any adjustments that are needed. W. Hinchman stated that we would continue the public hearing until our next P&Z meeting on October 18/17 at 7pm at the Old Town House, which will be the beginning of the 65 day extension.
- B. David Santosuosso, 143 A Kearney Road**, special permit application for in-law apartment. Applicant wishes to convert a 2 family home into a single family with an in-law apartment. Applicant was not present. Suspend until 8 pm.

**II. Regular Meeting –**

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, R. DiBonaventura, B. Champany, P. Deary, and L. Grossman; Staff: R. Brais, and J. Rabbitt. **Absent:** A. Benway, R. Wishart, M. Hart, and A. Amaral.
- B. Items to add to the agenda – new applications**
  - 1. David Heroux, 25 Ragged Hill Road**, special permit application to add an 1132 sf garage on to existing building
  - 2. Roger Daigle, 193A Putnam Road**, special permit application for an addition to existing storage building over 800 sf**W. Hinchman made a motion to move these items to Section III items #2 and #3. P. Allegretti seconded and it was approved.**
- C. Approve minutes of August 23, 2017.** L. Grossman made a motion to accept the minutes as amended. B. Champany seconded and motion was passed. There was one abstention.
- D. 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 10/18/17
  - 2. David Santosuosso, 143 A Kearney Road**, public hearing on 10/18/17

**III. New Business**

- A. Discussion of potential new application from Pomfret School regarding a new building to house an infirmary on the 1<sup>st</sup> floor and faculty apartments on the 2<sup>nd</sup> floor.** Scott spoke stating there is a need for a new infirmary. Currently, the infirmary is under the main house and students can only stay there for 23 hours and not overnight. They want a licensed infirmary so, if necessary, ill students can stay overnight and not be sent back to their dorms. This new building is to be built between the dining hall and the administration building. They intend to incorporate a 2<sup>nd</sup> story for faculty housing. P. Allegretti asked why the building was being placed differently than the other buildings. Derek said they looked at the building from all

angles. P. Allegretti said the architecture seems different. Derek said they're suing the features from the Robinson house. P. Allegretti then asked about the apartments over the infirmary and whether there would be a separate entrance. Derek said there will be a main entrance with an apartment entrance in the back. P. Allegretti then asked about the distance the building would be from the road. Scott said about 170 feet. The infirmary will be licensed but only for the school. There will be 4 overnight rooms with baths attached. There will be counselling stations at the back of the infirmary and they will have a dedicated space for an ambulance. The upstairs will consist of two 3-bedroom apartments. Brenda said they have a doctor, APRN, and several nurses on staff. Walter thought the commission members should walk the campus to get a better idea of what's going on. Jamie said that when you see the building staked, you will see that it presents differently on paper than it does in person. Walter then said that the school is very linear and then a perpendicular library was built. They need to make sure that this is legitimate to our regulations.

**B. Acceptance of New Application(s) –**

1. **Brenda Bullied for Pomfret School, 398 Pomfret Street**, construction of new building to house infirmary on 1<sup>st</sup> floor and faculty apartments on 2<sup>nd</sup> floor – **this item was moved directly under New Business for discussion and is not being accepted as a new application tonight**
2. **David Heroux, 25 Ragged Hill Road**, special permit application to add an 1132 sf garage on to an existing building
3. **Roger Daigle, 193A Putnam Road**, special permit application for an addition to existing storage building over 800 sf

**W. Hinchman stated that we need to set a public hearing date of 10/18/17 for the two above mentioned special permit applications. P. Deary seconded and it was approved.**

**C. Citizen's Comments – none**

**D. Correspondence – architecture book and two letters from the State CT Citing Council**

**E. ZEO Report –Permits issued:**

- 17 Drown Road – new house
- 13 Day Road –new house (Kerr)
- 197 Covell Road – new house (Lehto)
- 44 Paine Road – new house (St. Laurent)

**1. 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 still working to clear up the property.
- b. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Trees have been planted. Still needs to finish fence.
- c. Barry Peloquin, 59 Longmeadow Drive- commercial trucks and equipment; many more trucks and equipment than ever before. Approximately 7 commercial sized trucks, equipment trailer, and wood chipper. State Marshal should be serving property owner this week or early next week.

**IV. Commission Business – nothing new**

**V. Adjournment –B. Champany adjourned the meeting. F. Grossman seconded. It was approved and adjourned at 8:37 pm.**

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved:\_\_\_\_\_