

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
WEDNESDAY, NOVEMBER 15, 2017 AT 7:00 PM  
OLD TOWN HOUSE**

Meeting was opened at 7:07 pm by Chairman Walter Hinchman. P. Allegretti made a motion to seat L. Grossman was seated for A. Benway.

**I. Public Hearing**

- A. M&E Transportation LLC, 4 Nora Lane**, special permit application for a transportation facility. Atty. St. Onge spoke for applicant. Jamie spoke about an alternative site layout and how it would meet all regulations. Some waivers would need to be requested. There could be waiver request or site plan. At this point, a motion was made to close the public hearing by P. Deary. B. Champany seconded and it was approved.
- B. Roger Daigle, 193A Putnam Road**, special permit application for an addition to an existing storage building. Kevin O'Brien spoke for Mr. Daigle. Walter located the receipts from the abutter mailing. B. Champany made a motion to close the public hearing. P. Allegretti seconded and it was approved.

**II. Regular Meeting –**

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, R. DiBonaventura, B. Champany, P. Deary, R. Wishart, and L. Grossman; Staff: R. Brais, and J. Rabbitt. **Absent:** A. Benway, M. Hart, and A. Amaral.
- B. Items to add to the agenda** – preliminary discussion regarding a grant to build an emergency shelter near the town garage. Motion was made and carried to move this item under Commission Business.
- C. Approve minutes of October 18, 2017.** P. Allegretti made a motion to accept the minutes as submitted. L. Grossman seconded and motion was passed.

**Moved to New Business at this point in the meeting.**

**D. Pending Applications(s) –**

- 1. **M&E Transport on LLC, 4 Nora Lane**, special permit for a transportation facility. A waiver of site plan requirements 14.4.2 a-cc was approved by a motion made by Phil and seconded by Bev. Peter made a motion to approve the application with the 9 conditions of approval made by Jamie Rabbitt as follows: 1) *A preconstruction meeting should be held with Commission/town staff (Planner, Engineer, ZEO, Building Official) and building contractor prior to any construction, grading and/or excavation activity associated with the construction at the site;* 2) *Shop drawings and samples of building materials including colors (markups) shall be submitted to staff and reviewed to determine compliance with Commission approval prior to installation;* 3) *The applicant shall submit a final grading plan (A2 and T2 standards) reflecting changes to the site plan which correlate to revised sketch plan submitted to the Commission on 11/15/17 depicting 35 tractor trailer spaces and 18 vehicular spaces as follows: (a) Moving the proposed garage from the south side of the proposed site north side of the site; (b) Install truck parking where proposed building was located (11 spaces); (c) Eliminating the proposed tractor trailer parking on the west side of the proposed site and replacing the parking with 18 vehicle parking space 100 feet from the westerly property line; (d) Moving the proposed detention basin to the north west; and (e) Adjusting the parking along Nora Lane to include 21 tractor trailer parking spaces;* 4) *Landscaping installed per plan prepared by Killingly Engineering;* 5) *Surety in the amount of*

*\$500 (irrevocable letter of credit, performance/insurance bond and/or cash) shall be posted with the Town of Pomfret prior to any construction/deconstruction, grading and/or excavation activity at the site. The type of the final surety shall be reviewed and approved by the Town Treasurer; 6) the applicant shall submit \$500 to the Town of Pomfret to be used as a deposit for site inspections associated with the site. However, the final dollar amount necessary to complete the inspection is subject to the actual time required to insure compliance with the approved site plan. Consequently, all costs associated with the review and inspection of the project with regards to compliance with the Planning and Zoning Commission's approved site plan is necessary to receive a Certificate of Zoning Compliance, which is required to receive a Final Certificate of Occupancy, shall be the responsibility of the applicant; 7) Minor field adjustments to grading and landscaping may be made based on field conditions upon written approval from the Town Planner, who has been given the authority by the Town's Planning and Zoning Commission to act on their behalf. The Town Planner cannot approve any change that jeopardizes the integrity of the original design (approved plans); 8) Final as-built should be submitted to the Town to determine compliance with the approved plans. As-built shall include final grades, landscaping, buildings, utilities (depth, size, location, type), and drainage. As-built may include additional information deemed necessary by town staff to determine compliance with approvals; and 9) That all costs associated with the review and processing of the application shall be paid in full by the applicant prior to the signing of mylars and filing of a special permit. Phil seconded the motion and it was approved.*

2. **David Santosuosso, 143 A Kearney Road**, special permit application for in-law apartment; wants to convert a Two-family into a single family with in-law apartment. No one was present to speak for the application. The return receipt cards for the abutter notices were in the file. Phil made a motion to continue this item at the December 20, 2017 meeting. Bev seconded and it was approved.
3. **Roger Daigle, 193A Putnam Road**, special permit application for the addition to an existing storage building. Abutter notices were in the file. Peter made a motion to approve the application. Jamie said the following conditions need to be met: 1) *prior to the issuance of a certificate of zoning compliance, which is required for occupancy of the building for the proposed structure, a final as-built is submitted to the Town to determine compliance with the approved plans. As built may include additional information deemed necessary by town staff to determine compliance with approvals; and 2) that all costs associated with the review and processing of the application shall be paid in full by the applicant prior to the filing of a special permit.* Leigh seconded and it was approved.

### **III. New Business**

- A. Acceptance of New Application(s) – none**
- B. Citizen's Comments – none**
- C. Correspondence – reviewed 4 items from CT Siting Council**
- D. ZEO Report –Permits issued:**

195 Day Road – Paul Martin – 10' x 20' shed  
Taft Pond Road – 4H Camp - shed

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 building a garage for storage.
  - b. Jamie Stately, 299 Hampton Road, commercial vehicles – permit was granted 7/20/16; Trees have been planted. Still needs to finish fence. Will be sending out a warning letter to complete the fence and hide the trucks. Will follow-up.

- c. Barry Peloquin, 59 Longmeadow Drive- commercial trucks and equipment; many more trucks and equipment than ever before. Vehicles are still on the property. The action against the property owner has been file in court. There is a return date of November 21, 2017, to which the property owner must respond. If Mr. Peloquin fails to file an appearance within 15 days after, we will file a motion to default.
- d. Fox Hill Road, trailers – due to foliage, Ryan was unable to see any trailer when he was last in that area.

**IV. Commission Business –**

- 1. Review/approve 2018 Meeting Schedule – After review of the schedule, Leigh made a motion to approve the schedule as submitted. Peter seconded and it was approved.
- 2. Election of officers – A motion was made to keep the current slate of officers for the next year. The motion was seconded and carried.
- 3. Preliminary discussion regarding a grant to build an emergency shelter near the town garage. Charles Weedon was present and spoke to the commission regarding this issue.

**V. Adjournment** –The meeting was adjourned at 8:35 pm.

*These minutes were taken and recorded by Commission Secretary Richard DiBonaventura due to the absence of the commission clerk.*

Respectfully submitted,

Lynn L. Krajewski, Clerk

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