

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MEETING MINUTES
WEDNESDAY, DECEMBER 20, 2017 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Chairman Walter Hinchman. L. Grossman was seated for A. Benway and P. Mann was seated for R. DiBonaventura.

I. Regular Meeting –

- A. Roll Call- Present:** W. Hinchman, P. Allegretti, B. Champany, P. Deary, R. Wishart, L. Grossman; and P. Mann. **Staff:** R. Brais, and J. Rabbitt. **Absent:** R. DiBonaventura, A. Benway, and M. Hart.
- B. Items to add to the agenda- Normand & Naomi Ayotte, 176 Paine Road,** special permit application for Section 12.19.1a Attached Accessory Apartment In-Law. W. Hinchman made a motion to move this item to Section II A of the agenda. P. Allegretti seconded the motion and it was approved.
- C. Approve minutes of November 15, 2017.** P. Deary made a motion to accept the minutes as submitted. L. Grossman seconded and motion was passed.
- D. Pending Applications(s) –**
 - 1. **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 but this was continued to this meeting. Phil made a motion to continue this item at the December 20, 2017 meeting. Mr. Santosuosso was present. Jamie read into record a draft motion for this application. Jamie and Ryan had a conversation regarding an as-built. A surveyor won't do an interior as-built. Ryan will do a check list before signing off on the CO. Ryan will also check with Jamie regarding the as-built (either sketch form or text form). B. Champany made a motion to approve the application with the following conditions: *1) prior to the issuance of a certificate of zoning compliance, which is required for occupancy of the buildings 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; 2) a sworn affidavit shall be filed on the land records stipulating the use of the accessory dwelling unit as an in-law apartment per the Town's Zoning Regulations; and, 3) that all costs associated with the review and processing of the applications shall be paid in full by the applicant prior to the filing of a special permit.* R. Wishart seconded the motion and it was approved.

II. New Business

- A. Acceptance of New Application(s)**
 - 1. **Normand & Naomi Ayotte, 176 Paine Road,** special permit application for Section 12.19.1a Attached Accessory Apartment In-Law. W. Hinchman made a motion to set a Public Hearing for this application for January 17, 2018 at 7pm at the Old Town House. P. Deary seconded and the motion was approved.
- B. Citizen's Comments – none**
- C. Correspondence –** 12/13 letter from CT Siting Council regarding Woods Hill solar project; 11/9 letter from CT Siting Council regarding ECOS energy declaratory ruling for 481 Mashamoquet Rd.; survey which W. Hinchman will fill out and return; thank you note from Michael Bunning; and DOT authorization for replacement of bridge over Bark Meadow Brook
- D. ZEO Report –Permits issued: none**

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. Nothing new.
- 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. Nothing new.
- 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 filed 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. Barry Peloquin will be providing a defense. We are awaiting a court date.

III. **Commission Business** – P. Mann asked if there are any regulations as to how many people can live in a home. B. Champany mentioned that more and more requests are coming in for in-law apartments and wondered if we should look at our regulations to see if we could make it a better process. There was a short discussion of fees involved in a special permit application for an in-law apartment.

W. Hinchman mentioned he had a piece of interest; an application for the enlargement of the parking lot for Pomfret Library from Maureen Nicholson dated 12/20/17. There was curiosity as to why the First Selectman felt this has to be done. P. Allegretti said that since we already approved an application, do they withdraw or do a new application. The commission is going to have Jamie review and compare this new application to the previously approved application.

IV. **Adjournment** –B. Champany made a motion to adjourn. R. Wishart seconded and the meeting was adjourned at 7:54 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date Approved: _____