

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS/MEETING MINUTES
WEDNESDAY, MARCH 21, 2018 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Chairman Walter Hinchman at 7:00pm. P. Mann seated for A. Benway and L. Grossman for R. DiBonaventura.

I. Public Hearing

A. Town of Pomfret, Town Emergency Resource Center, 628 Mashamoquet Road.

Special Permit application for new emergency resource center. Present for the application were Maureen Nicholson, Charles Weeden, and Bruce Woodis. B. Woodis of KWP spoke regarding the application. He went over landscaping plan. Building will be 7200 sq. ft. with 3 garages and have a proposed swale in back of the building. This building is not intended for residents but for emergency personnel to congregate. M. Nicholson showed actual photographs she took depicting the character of the area where the ERC will be built. C. Weeden said the sides of the building will be corrugated steel. M. Nicholson said this new building will not be out of character with the other buildings in the area. B. Woodis showed (on the plan) that the wetlands are 350' away. Solar panels will be put on the building. Lighting will be at the peak of the garages and the light will be shielded from Route 44. J. Rabbitt did an initial review and recommended that anyone with questions, they should ask them now. C. Weeden said he would agree to continue the Public Hearing to next month. B. Woodis stated that Jamie couldn't go through all the information submitted tonight in 5 minutes time. He needs much more time to go over it all. M. Nicholson then said that they should keep this Public Hearing open until next month and address the items at next month's meeting. W. Hinchman suggested continuing the public hearing. P. Mann made a motion to continue the public hearing until the 4/18/18 meeting. B. Champany seconded the motion and it was approved.

B. James Garceau, 360 Orchard Hill Road, re-subdivision. Kim and Jim Garceau were present, as well as Paul Archer of Archer Surveying. P. Archer spoke regarding the application. He mentioned the property is across from Big Boys Toys. They are not proposing construction. They are only removing the residential home out of the commercial parcel. He was submitting waivers and had an A2 for the parcel only. He asked for leniency because they weren't doing anything to the property. P. Deary asked if fee-in-lieu of open space was new. Jamie said no. He said that the applicant seems to be compliant. P. Allegretti asked P. Archer if he knew where the commercial zone ended. P. Archer said he wasn't sure. P. Allegretti made a motion to close the public hearing. P. Deary seconded the motion and it was approved.

II. Regular Meeting

A. Roll Call – W. Hinchman, Chairman; P. Allegretti, Vice Chairman; B. Champany, Member; P. Deary, Member; R. Wishart, Member; L. Grossman, Alternate; P. Mann, Alternate; M. Hart, Alternate. **Staff:** Ryan Brais, ZEO and James Rabbitt, Town Planner. **Absent:** A. Benway, Member; and R DiBonaventura, Member.

B. Items to add to the agenda – None (add Airbnb to April/May agenda)

C. Approve minutes of February 21, 2018 – P. Deary made a motion to approve as submitted. P. Mann seconded and it was approved.

D. Pending Application(s)

1. Town of Pomfret, Town Emergency Resource Center, 628 Mashamoquet Road. Special Permit application for new emergency resource center. Public Hearing was continued to the 4/18/18 meeting.

2. James Garceau, 360 Orchard Hill Road, re-subdivision. Jamie read into record a draft approval letter with 2 conditions of approval. There were waiver requests for grading, contours, underground utilities, boundary survey, and wetlands delineation. W. Hinchman made a motion to approve the waiver requests. L. Grossman seconded and it was approved. W. Hinchman made a motion that the commission does not request a fee-in-lieu of open space. P. Deary seconded and it was approved. P. Deary made a motion to approve the application with the following conditions of approval: 1) All costs associated with the review and processing of the application are to be paid in full by the applicant prior to the signing of Mylar's; and 2) The applicant shall be required to pin/monument the lots prior to the signing of Mylar's or provide surety for pins/monuments. The amount of surety shall be reviewed and approved by the Town Planner. Any proposed surety shall be in the form of cash and/or irrevocable letter of credit. P. Allegretti seconded the motion and it was approved.

3. Seth Fortier, 194 Covell Road, 2-Lot Subdivision. – Seth Fortier, his daughter and Paul Archer of Archer Surveying were present. P. Archer spoke regarding this application. He stated that the property abuts the airline trail. They want to subdivide the property to get another house lot. There is an existing house with trailer. They are proposing a fee-in-lieu of open space in the amount of \$4,500. They are not requesting any waivers. Jamie mentioned that the fee-in-lieu of open space exempts the transfer of property outside of family members. W. Hinchman mentioned that Jamie prepared a draft approval letter with Attachment A (conditions of approval P&Z) and B (conditions of approval IWWC). He then made a motion to approve the application with the following conditions of approval: 1) All costs associated with the review and processing of the application are to be paid in full by the applicant prior to the signing of Mylar's; 2) The applicant shall place an additional note within the proposed new lot boundaries stating that underground utilities are required; 3) The applicant shall be required to pin/monument the lots prior to the signing of Mylar's or provide surety for pins/monuments. The amount of surety shall be reviewed and approved by the Town Planner. Any proposed surety shall be in the form of cash and/or irrevocable letter of credit; 4) An appraised value of \$45,000 pre-development is consistent with land values in this area. The fee-in-lieu of open space shall be \$4,500 per lot for the one new lot that will be created. This fee would be due upon the initial transfer of title to the lot to anyone /someone outside of the immediate family within the first five years. A copy of this stipulation

shall be filed as a caveat on the Town of Pomfret land records; 5) Underground utilities trench detail needs to be added to the detail sheet; and 6) Cross culverts proposed flared ends sections shall be modified on the plans to match the conditions placed by the Town's Inland Wetlands and Watercourses Commission calling for Reinforced Concrete Pipe (RCP). The cross section for the driveway and culvert crossing shall also be modified to match IWWC's approval. L. Grossman seconded the motion and it was approved.

III. New Business

A. Acceptance of New Application(s) - none

B. Citizen's Comments – None

C. Correspondence – Read into record by W. Hinchman.

D. ZEO Report – Permits Issued: none

1. Complaints

a. Jerry Clark, 7 River Road complaint of a commercial box trailer and shipping container used for storage. Ryan will contact Mr. Clark when he returns from FL next month.

b. Jamie Stately, 299 Hampton Rd – permit with conditions. Conditions have not been met. Ryan has been in discussion with John Wolchesky (property owner) and the tenant has been given 30 days to complete the work.

c. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. Attorney Higgins stated that the discovery phase is almost complete and we will be looking for a trial date in the near future. No change, but a few more trucks have shown up.

IV. Commission Business – none

V. Adjournment – Motion made by B. Champany. Adjourned at 8:05pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved: _____