

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARINGS/MEETING MINUTES
WEDNESDAY, OCTOBER 17, 2018 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Chairman Walter Hinchman at 7:05 pm.

I. Public Hearing

A. Jonathan Ricciardelli, 469 Taft Pond Road, text amendment regarding a dog boarding and training facility. J. Ricciardelli, 49 Taft Pond Road, read a letter into the record regarding the text amendment he wishes to add to the regulations. Jamie then read his draft letter into the record for this application explaining that two (2) licenses would be required: one for a commercial kennel (due to boarding overnight) and the other for a training facility. Applicant will need the signature of the ZEO when submitting his information to the State, which shows that these licensing issues are allowed by our municipality. R. DiBonaventura asked that a commercial kennel license is to board dogs. Jamie said he needs 2 licenses, commercial to board, and training facility to train. P. Allegretti asked how he will treat the existing structures, size wise. R. Brais said he can limit the size of an area in an outbuilding. It was stated that the building footprint can't exceed 800 sq. ft., so the area utilized in the existing structure can only be 800 sq. ft. There was a discussion about noise standards. A decision was made to not put a noise ordinance in regarding this application. Jamie felt that J. Ricciardelli's text amendment wording should be less restrictive. He thought the applicant should withdraw, re-submit and then re-publish. P. Allegretti asked applicant about being a member of IACP and P. Mann asked if anyone could be a member. J. Ricciardelli said anyone could be a member. R. Brais asked if IACP is the only organization of that type. J. Ricciardelli said it is the only one he knows of. R. Brais feels that wording should be changed to something different than IACP. There were questions about sections 12.23.6 and 12.23.7 from P. Allegretti regarding multi-tenant buildings and signatures from abutting neighbors. L. Grossman asked for specification regarding Section 12.23.4 Boarding. Jamie said that impervious surfaces that can be hosed and disinfected are required, either attached or separate from the house. P. Allegretti asked about Section 12.23.8 Parking. Jamie said it has to be specific to a certain lot. W. Hinchman then stated that a text amendment applies to the whole town and maybe the parking piece should be removed from the amendment. Jamie stated that the applicant has to meet the State regulations. J. Ricciardelli then stated, hypothetically, I could get 6 dogs, license them in my name and train them. W. Hinchman thought that there had been enough discussion to making changes to the submitted text amendment – we will keep the public hearing open for modification to the text amendment. P. Mann stated that you need to look at what's required by the State. R. Brais said

the applicant has to find which licenses he needs to tailor his text amendment (regulations) to fit. P. Allegretti suggested we leave the public hearing open and the applicant should contact the Dept. of Agriculture. Jamie again stated that certain criteria need to be met. P. Allegretti stated that maybe there's another level to this that we don't know about. L. Grossman said it's worth exploring. P. Allegretti stated that we can't supersede the State's regulations. R. DiBonaventura feels the text amendment should be loosened up. W. Hinchman asked if a re-submission could be a no-fee application. Jamie said we need to decide to close or continue. He recommended that we continue and the text amendment worded properly (this is best for the commission and applicant). Continuing the hearing continues the progress and staying open give the applicant access to the Town Planner, ZEO, and Staff. R. DiBonaventura made a motion to continue the public hearing. L. Grossman seconded and it was approved.

- II. **Regular Meeting** – P. Allegretti made a motion to seat L. Grossman for A. Benway and P. Mann for B. Champany. W. Hinchman seconded and it was approved.

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

B. **Items to add to the agenda** – none

C. **Approve minutes of September 19, 2018**– this item was inadvertently skipped over during the meeting; will add to next agenda

D. **Pending Application(s)** –

1. **Jonathan Ricciardelli, 469 Taft Pond Road**, text amendment regarding a dog boarding and training facility. This was continued until our next meeting.

III. **New Business**

A. **Acceptance of New Application(s)** –none

B. **Discussion of future uses of 33 Pomfret Street** – The owner of the Celebrations building wanted to know what could be done with the building (W. Hinchman had told him to come to the meeting and speak to the commission). P. Mann stated that the building had a commercial use prior to now.

C. **Citizen's Comments** – none

D. **Correspondence** – W. Hinchman read the letter from NECCOG regarding a text amendment the Town of Woodstock is doing.

E. **ZEO Report – Permits Issued:**

4 Nora Lane – M. Bunning – Transportation Facility

1. **Complaints/Violations**

a. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. No improvement to conditions. Pre-trail hearing scheduled for October 25, 2018

- b. Jamie Stately, 299 Hampton Road – special permit for tree removal business allowed for 3 unique vehicles/pieces of equipment. Mr. Stately is exceeding the scope of the special permit. At 6:15 tonight, there were 3 large trucks over one ton in the yard. Inside the fenced area was a bucket truck and large wood chipper. Behind the fenced area was another 10-wheeler/large dump truck. Mr. Stately's attorney spoke with Ryan about how some of the equipment was not being used for business purposes but for the residence. Ryan told him to come and speak to the commission about this issue at this meeting, but he didn't show up.

IV. Commission Business –

- A. Discussion of Air bnb's:** L. Grossman said he read an article in the Washington Post; Jamie asked him to send the link to Lynn and she would send it to the commission members. This was continued to next month.
- B. Medical Pods:** Jamie is working on the regulations to potentially allow them. There was a discussion of the handouts from Jamie (regarding placement/location of medical pods). The pods have to meet the public health code and the Northeast District Dept. of Health has to permit the unit. Jamie will collect information and write a draft.

- V. Adjournment** – R. Huoppi made a motion to adjourn. P. Mann seconded. The meeting adjourned at 9:05 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved:_____