

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING MINUTES  
WEDNESDAY, FEBRUARY 20, 2019 AT 7:00 PM  
OLD TOWN HOUSE**

**Meeting was opened by Chairman Walter Hinchman at 7:05 pm. P. Allegretti made a motion to seat P. Mann for A. Benway and L. Grossman for R. DiBonaventura. W. Hinchman seconded the motion and it was approved.**

**I. Public Hearing**

- 1. Jonathan Ricciardelli, 469 Taft Pond Road**, special permit application for a dog boarding and training facility. Mr. Ricciardelli was present. Also present was Leah Schad, a neighbor to Mr. Ricciardelli. She had questions regarding this application. She wanted to know if the kennel was going to be in the house, to which Jonathan replied yes, in the extra living room. She asked what his plan for training was. He said he specializes in rehabilitation of dogs. She then asked if the health department has to approve this after the Town does. Jonathan said the State has to approve after the Town does. She then asked if he would be doing any grooming, to which he replied no. It was mentioned that with the current text amendment, there is a limit of 6 dogs and if anyone wanted more, they would have to come in before the commission and amend the text amendment. W. Hinchman asked Jonathan if he has a site plan. He said the documentation he's submitting to the commission tonight has information regarding site plan waivers. Walter stated that his initial thought regarding the document submitted by the applicant is to have the time to read it through. Jonathan asked if he could make a few key points. He talked about the home-based business with regards to parking. He said that page 3 shows what he could do to set up parking. He also has a drawing that shows the septic and well. The dogs will only be on the first floor of the house and the area is only 20.9% of the total square footage. There will be no additions or changes to the house. Walter then asked what the commission would like to do. P. Allegretti asked if there would be a sign. Jamie said the sign can be included in the application and felt this should continue to the next meeting. Walter read part of the letter submitted by Jamie regarding the applicant and the items needed. He also thought this should be continued to next month. Jamie said that between last month and his meeting with the client, the documents were only submitted tonight, so it may cause a delay in the Public Hearing. The commission has accepted variations of site plans, but in this instance, the parking issue is a concern. L. Schad asked what the parking requirements are. Jamie said there is no backing out onto a public road for a commercial use of a property. Walter said that with his quick review of the documents, it looks like the applicant followed Jamie's suggestions. He then suggested we keep the public hearing

open until next month's meeting. P. Mann so moved Walter's suggestion. It was seconded by L. Grossman and approved.

## **II. Regular Meeting –**

- A. Roll Call** – W. Hinchman, Chairman; P. Allegretti, Vice Chairman; B. Champany, Member; R. Huoppi, Member; R. Wishart, Member; L. Grossman. Alternate; P. Mann, Alternate; Staff: James Rabbitt Town Planner. **Absent:** R. DiBonaventura, Member; A. Benway, Member; and M. Hart, Alternate. Staff: Ryan Brais, ZEO.
- B. Items to add to the agenda** – Discussion of possible uses for Celebrations building.
- C. Approve minutes of January 16, 2019**– P. Allegretti made a motion to approve the minutes as amended. P. Mann seconded the motion and it was approved. There were three abstentions.
- D. Pending Application(s)** –
  - 1. Jonathan Ricciardelli, 469 Taft Pond Road**, special permit application for a dog boarding and training facility. This was continued to next month.

## **III. New Business**

- A. Acceptance of New Application(s)** –
  - 1. NELTA, Inc., 10 Murdock Road**, special permit application for a proposed crane training facility building and existing training building addition. Bruce Woodis of KWP was present and spoke for the application. He said they wish to put up a new building way down in the back of the property for the purpose of crane training. The building will be 40+ feet tall with the crane training being inside of the building. Walter asked if the special permit request hinges on the height of the building. B. Woodis replied yes, that for an educational facility it is usually 35 feet, but this building will be about 41 feet. There was discussion about how the height was measured, whether is be from the ground up or below ground level. Bruce said the tallest point of the building will be 41' due to the slope of the ground. Jamie said that due to the topography, it will have to be done as stated. Walter asked if Bruce had any more information to submit and Bruce said no. Walter then made a motion to set the Public Hearing for our next meeting on March 20, 2019. P. Allegretti seconded and it was approved.
- B. Citizen's Comments** –
  - 1. John Tracy would like to speak with the commission regarding 515 Hampton Road, the old grange that he is buying and restoring. Mr. Tracy was not present, so we continued on with the meeting.
  - 2. First Congregational Church, Bruce Woodis of KWP and Shawn Sullivan would like to speak to the commission about possible expansion of parking lot. Shawn was not present at the meeting, but Bruce represented the Church. He said there is a need for additional parking, and he showed the commission members a plan. They'd like to take the existing parking lots and make an access way (losing 4 parking spots) but creating more

spaces. Phil asked what paying materials would be used. Bruce said that various materials/asphalt; it is under discussion right now. They would like to do a stone wall and landscaping berm to camouflage the parking lot. They are looking for options regarding setbacks. They are trying to get an easier pattern for traffic. It was stated and documented that this was only a discussion and not an application submission. He may return in a couple months to speak with the commission.

**C. Correspondence – none**

**D. ZEO Report – Permits Issued:**

**1. Complaints/Violations**

- a. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. A stipulated judgment has been reached. All vehicles (commercial) must be removed by December 31, 2018. Mr. Peloquin will pay the Town \$2,434.00 for legal fees. Any future violations of this judgment will result in a \$250 per day fine. Upon inspection of the property on the way to the meeting tonight, a pick-up, a three-axle military truck, and a gooseneck trailer were still behind the house. Walter read the stipulate judgment from the court into the record. No fines will be imposed until we notify him of the violation, which will occur with coordination with Town attorney. Ryan received a letter from Mr. Peloquin requesting to keep the Jeep, skid steer, and gooseneck trailer. Ryan will send a letter stating that Mr. Peloquin can keep the Jeep and skid steer, but the gooseneck trailer is in violation along with the pick-up and three-axle military truck. The Town Attorney will contact Mr. Peloquin.
- b. Intersection of Paine and Fay Roads: complaint received regarding a camper being used for a home (submitted to Wetlands Commission). Ryan brought this over to the P&Z commission. The building inspection issued a permit for temporary power. A temporary dwelling (camper) is permitted if a building permit is current for a new house. Ryan sent a letter to the owner that they can't have a camper for a dwelling unless they have a permit to build a home. The owners came in to the office and spoke to Ryan. They should be in compliance soon.
- c. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. P. Mann made a motion to have Ryan send a letter (NOV) to property owner. P. Allegretti seconded the motion and it was approved.

**III. Commission Business –**

- A. Discussion of possible uses for the Celebrations building.** Gregg Kuzmicki was present to speak to the commission. He thought the building had the potential to be a B&B and maybe a café. The building is extremely cold in the winter, so it would need some construction. Could a café be run on the main floor while the building was under construction. He needs some clarity as to what could be done on this property. Phil asked what was there the last time the

building was used. Gregg said in 2017 there were some shops with retail sales and a tea room. Walter said a long time ago it was Ms. Vincent's School and then the Pomfret Inn. Gregg said he would like to pursue a project having a café on the ground floor and renting rooms to artist's and such. Jamie stated that this is primarily a single-family residence which had retail display on the first floor (art, jewelry). Pomfret Street Residential District can have a B&B, but all food and drink are to be served to guests only. Gregg said he's thinking of revamping the whole interior of the house. There was further discussion regarding B&B's, Country Inns, and the serving of food.

**B. Discussion of Air bnb's:** due to inclement weather, this was tabled until next month

**C. Medical Pods:** due to inclement weather, this was tabled until next month

**IV. Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded. The meeting adjourned at 8:25 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved: \_\_\_\_\_