

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

Meeting was opened by Chairman Walter Hinchman at 7:00 pm. P. Allegretti made a motion to seat P. Mann for A. Benway and L. Grossman for R. DiBonaventura. B. Champany seconded the motion and it was approved.

I. Public Hearing

- A. Jonathan Ricciardelli, 469 Taft Pond Road**, special permit application for a dog boarding and training facility. Mr. Ricciardelli was present. Skipped to Item B and then returned to this item. Mr. Ricciardelli had a new sketch plan for parking that he distributed to the commission members. He had previously made a blanket request regarding site plan waivers. Jamie drafted a letter with conditions of approval for a favorable outcome. Jamie read the conditions of approval to the commission members. Bev mentioned that if the sign needs raised letters to fit the character of the neighborhood, aren't we imposing a lot of money to have this done. Phil wanted to discuss the outbuilding use. Jamie said there were no set specifications in Jonathan's paperwork and the wording was sketchy. Phil then asked Jonathan about the use of the outbuilding. Jonathan said the outbuilding use is not necessary. Walter then moved to close the public hearing. Peter seconded and it was approved.
- B. NELTA, Inc., 10 Murdock Road**, special permit application for a proposed crane training facility building and existing training building addition. Due to the certified return receipt letters not being sent out in a timely manner, we need to table the hearing until next month's meeting. There was also a request for an extension. P. Mann made a motion to open the public hearing and table it until next month. L. Grossman seconded and it was approved.

II. Regular Meeting –

- A. Roll Call** – W. Hinchman, Chairman; P. Allegretti, Vice Chairman; B. Champany, Member; R. Huoppi, Member; L. Grossman, Alternate; P. Mann, Alternate; Staff: James Rabbitt Town Planner and Ryan Brais, ZEO.
Absent: R. DiBonaventura, Member; A. Benway, Member; R. Wishart, Member; and M. Hart, Alternate.
- B. Items to add to the agenda** – outstanding accounts that need to be cleared up ASAP. Walter, Jamie, and Ryan will go over the list and get back to the clerk with their decisions. The commission members approved Walter, Jamie and Ryan to make the decisions regarding the client fund balances.
- C. Approve minutes of February 20, 2019**– L. Grossman made a motion to approve the minutes as amended. B. Champany seconded the motion and it was approved.

D. Pending Application(s) –

- 1. Jonathan Ricciardelli, 469 Taft Pond Road**, special permit application for a dog boarding and training facility. Jonathan had previously submitted a waiver request of Section 14.4.2 a-cc. B. Champany made a motion to approve the waivers. P. Allegretti seconded the motion and it was approved. Walter then made a motion to discuss the conditions of approval. Conditions 1, 4, and 5 had no objections to them. Conditions 2 and 3 needed amending. There was an amended motion for approval; seven members were in favor and one was opposed. Motion was approved with the following conditions: 1) the actual Zoning Permit shall not be issued to the applicant until the Town's ZEO (Zoning Enforcement Officer) is in receipt (written) of the appropriate licenses/approvals from the State of Connecticut; 2) the applicant shall install one sign for customer parking (sign may be installed on simple colonial style white post) in front of the one designated space for customer parking as depicted in the revised site sketch; 3) the proposed sign (6 sq. ft.) depicted on the barn (not to scale) shall be limited to earth-tones (non-florescent) colors and be of such a style to match residential character of neighborhood as detailed in the Town's sign regulations and the special permit criteria. Prior to installation of the sign, a rendering/drawing of the sign shall be submitted to Commission staff for review and approval; 4) the special permit to utilize the interior of the single-family home for boarding and training does not include the utilization of any outbuilding on the property for the boarding and/or training. If the landowner intends to utilize any outbuildings in the future, an application for such use shall be submitted to the commission and processed per the Town's Regulations at the time of application; and, 5) 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.
- 2. NELTA, Inc., 10 Murdock Road**, special permit application for a proposed crane training facility building and existing training building addition. This item was tabled until next month's meeting.

III. New Business

A. Acceptance of New Application(s) –

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 was not present again. This item is being removed from the agenda.

C. Correspondence – letter from CT Siting Council regarding a public hearing being held on April 4, 2019 regarding an electric generating facility at 180 and 189 Lake Road, Killingly (Dayville). Letter from NECCOG regarding Town of Woodstock P&Z Commission proposed text amendment to the Woodstock Zoning Regulations regarding signs.

D. ZEO Report – Permits Issued:

320 Underwood Road – Jason Lavallee – new single-family home

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. There was a difference of opinion between Mr. Peloquin and the ZEO regarding what vehicles were allowed on the property. The gooseneck trailer M35 cargo truck and a grey GMC remained. A court hearing was held March 11, 2019. We came to an agreement that the GMC could remain. It is only a C-20 (equivalent to the 2500). The trailer and M35 are to be removed by May 31st.

- 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. They are working with a surveyor to obtain a zoning permit for a house and then a permit for the temporary residence (camper).
- c. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. A warning letter has been sent. They must contact the ZEO within 7 days of receipt.
- d. 433 Wrights Crossing Road, wedding venue – a letter had been sent informing Mr. Loos that the use is not permitted.

Walter said he didn't know the commission members opinion, but that he would like to request that Ryan's ZEO reports be submitted in writing for every meeting. Ryan agreed to do so.

III. Commission Business –

- A. **Need to discuss and decide what to do with the Planning and Zoning fund balances** that were distributed to Walter and Jamie at the last meeting; clerk must report to Town Treasurer and First Selectmen to get the books cleared by the end of the fiscal year.
- B. **Discussion of Air bnb's** - this was tabled until next month
- C. **Medical Pods** - this was tabled until next month

IV. Adjournment – B. Champany made a motion to adjourn. P. Mann seconded. The meeting adjourned at 8:00 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved:_____