

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MARCH 26, 2012 AT 7:00 PM
POMFRET SENIOR CENTER**

In Attendance: Commission Members Walter Hinchman, Phil Allegretti, Eric Pohlman, Richard DiBonaventura, Martha Paquette, and Alternates Kimberly Bergendahl and Christopher Burke ; Staff - Ryan Brais, ZEO and James Rabbitt, Town Planner. Absent: Ted Tsanjoures, Beverly Champany, and Antonio Amaral.

I. Regular Meeting –

A. Current Business

1. Items to add to the agenda
T. Chambers, KWP, for Loos & Co. – presentation regarding modification of landscaping plan as approved – W. Hinchman made a motion to move this item under New Business. It was seconded by P. Allegretti and approved unanimously.
2. Approve Minutes of Regular Meeting of February 27, 2012 –
P. Allegretti made a motion to approve the minutes as amended by the clerk. R. DiBonaventura seconded the motion. The motion was approved unanimously.

At this point, P. Allegretti made a motion to seat K. Bergendahl and C. Burke for T. Tsanjoures and B. Champany, respectively. R. DiBonaventura seconded the motion and it was approved unanimously.

B. Pending Application(s) –

1. Vanilla Bean Café, 450 Deerfield Road, new sign – we received a copy of the letter from the State of CT showing the lease with B. Jessurun for a 15 year term. W. Hinchman wasn't sure that this letter was sufficient to approve this application. R. DiBonaventura asked if we could approve a pending approval. J. Rabbitt said we could take favorable action with conditions. W. Hinchman said the letter had to do with the least of the property. J. Rabbit said they really need approval for putting up the sign. W. Hinchman said he thought we might need two letters from the State; one for the lease and one for the sign installation. He believes the Jessuruns are under the impression that once the lease is in place, the commission would approve the application. R. DiBonaventura asked if the sign was the same in kind and quality. He then made a motion to approve the sign pending lease and necessary approval from DOT. P. Allegretti seconded the motion. W. Hinchman felt the minutes need to be clean, concise and accurate and maybe he can meet with Jamie and Ryan after the meeting so Walter can talk to the Jessuruns. Walter then asked if there was a need for further discussion. J. Rabbitt said he would write a line to clarify Rich's motion regarding this application. The commission then moved to new business while Jamie was writing the clarification.

II. New Business

- A. Acceptance of New Application(s)
- B. Citizen's Comments – skip and return to this item
- C. Correspondence – letter from the Town of Woodstock regarding a PH for a proposed text amendment affecting a zone within 500' of a town boundary. Walter said this should be moved to Commission Business.
 1. ZEO Report nothing this month

At this point, Jamie clarified Rich's motion with the following: motion to approve a new sign for the Vanilla Bean Café to be installed within the State Right of Way (ROW). The Zoning Enforcement Officer shall issue a permit to construct the sign upon receipt of correspondence from the Department of Transportation authorizing such sign to be placed within the R.O.W. at the proposed location shown on plans submitted with the application. The motion was then voted upon, and it was approved unanimously.

We then returned to II New Business B Citizen's Comments – Paul Miller spoke to the commission regarding a question Walter had asked him last month. He stated that they rent from 34 landowners and farm 1000 acres in Pomfret. Moving away from this subject, he then asked if anyone had information as to whether any of the fees could be refunded in lieu of open space. Jamie said he spoke with Atty. Zizka and he now needs to speak with the Walter. He felt that he should know more within a couple of weeks. We then returned to the agenda.

- D. T. Chambers, KWP, for Loos & Co. – presentation regarding modification of landscaping plan as approved - B. Woodis was present for KWP and C. Schopfer was present for Loos & Co. B. Woodis passed out approved copies of the landscaping plan. He stated that they were supposed to plant six Bradford pear trees with smaller dogwood type shrubs in between. He was concerned because Bradford pears tend to split as they age and are not a dependable tree. Loos & Co. are leaning towards using spruce/hemlock type trees, which would fit in with the existing plantings. They would like to plant eight foot Blue Spruce with dogwood shrubs in between to be in trend with their existing plantings. P. Allegritti thought it was a good idea to plant the Blue Spruce because it may be hard to get Bradford pears. He said he feels the spruce trees will work well. Jamie said the plans call for deciduous trees, not evergreens. The switch would require the commission to make that decision as there is a provision to consider existing landscaping. B. Woodis said there are other deciduous trees they could use, but they would prefer to keep in tone with the existing landscaping. Actually, they would like to put in seven trees instead of six, due to the loss of a hemlock. M. Paquette said she approves this change. Walter said he sees no objection with this as it will be consistent with what is already there. P. Allegritti made a motion to approve the modification of the landscaping plan for Loos & Co. to replace the pear trees with blue spruce and hemlock. M. Paquette seconded the motion and it was approved unanimously. Jamie then mentioned that a revised Mylar is required due to the special permit or it could be on the as-built.

III. **Commission Business**

- A. Citizen's Comments – None
B. Discussion – Plan of Conservation and Development – skipped; went to item C
C. Town of Woodstock - regarding a PH for a proposed text amendment affecting a zone within 500' of a town boundary. Walter said it is an amendment to student housing. Pomfret doesn't have a plan for student housing. He said this is just a general change to the regulations for student housing in Woodstock. He wondered if there was any reason for us to comment on this. The second issue is off-site directional signs – they are moving the diagram out of their regulations (no reason to respond). The third issue is a zoning text amendment to change fees – remove specifics (their fees are their business; no comment necessary). Jamie said the first amendment zone is community district, which encompasses the entire town. He suggests that the Town send a letter to Woodstock. Walter asked if anyone had an objection to sending a letter. No one did. The clerk will draft a letter for Walter to sign.

Returned to agenda item III B at this time. Walter got a copy of the comparison checklist for municipalities. Jamie made copies for everyone. Walter asked if this would be homework. E. Pohlman said he read the Plan of Conservation and Development and it needs updates regarding statistics and demographics. Walter mentioned that our plan has to be consistent with regional and state plans. Jamie said by reading this you will know where the State is headed. This checklist should help to show where the holes are in Pomfret's plan. He also

said that we should have a draft map sometime in April. He mentioned there are some potential conflicts with the State and Town plans. We need to try to say yes to as many questions as possible. If an answer is not specific enough, you need to say no and explain your answer. He has been working with this checklist in other towns. Walter asked if the commission had enough time between now and April 9th to read this checklist and come back to meet. His thought is that the commission will try to read each individual item and answer yes, no, or N/A with a reason for no or N/A. The clerk will bring maps for the Plan of Conservation and Development to the next meeting. Walter then asked if there was any other business for this meeting. There was none.

IV. Adjournment

M. Paquette made a motion to adjourn the meeting. It was seconded by W. Hinchman and approved unanimously. The meeting adjourned at 8:01 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved_____