

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING/MEETING MINUTES
WEDNESDAY, JULY 17, 2019 AT 7:00 PM
OLD TOWN HOUSE**

Meeting was opened by Vice Chairman Phil Allegretti at 7:02 pm. P. Allegretti made a motion to seat L. Grossman for A. Benway and P. Mann for W. Hinchman. R. DiBonaventura seconded the motion and it was approved.

I. Public Hearing –

A. First Congregational Church, corner of Grosvenor Road and Pomfret Street, text amendment to reduce front yard setback for parking. Bruce Woodis of KWP and Brian Bourque of the First Congregational Church were both present for the hearing. Bruce submitted a new plan with 2 additions: possible addition of wrought iron fence with chain link connectors and due to the flatness in front of the church, they wish to try to put a catch basin in at a low point and pipe it back to the church (location of drainage is shown on page 2 of the new map submitted today). There are no NDDH requirements. P. Mann said he is not a fan of chain link fence. B. Woodis said it could be a rustic rail fence or a stone wall, but it won't happen right now. They are trying to follow the level of the stone walls on either side of them. P. Mann asked if they used LED lights, would they be on all night. B. Woodis said no, they would be on the same timer as the church already uses, which shuts off at 10 pm. P. Allegretti asked if there were any more questions from the public. He asked about the landscape plan; whether anything was being taken out or if anything was being put in. B. Woodis said that nothing in front is being disturbed. E. Griffin, CFO of Pomfret School, asked if they received their approval, what their timeline would be of the proposed work. B. Woodis said they would like to have it done by September (before the wet season); it may take a week to 10 days to complete. E. Griffin mentioned that the students are returning Sept. 2nd to Pomfret School. P. Allegretti asked why they were going to use pipe drainage for so far when the storm drain is right in front of that area? B. Woodis said that DOT has the authority and that it almost takes an act of Congress to get approved (takes approximately 2-3 months to get approved); it would be less time piping it to the back. B. Bullied, Facilities Maintenance, asked that instead of fencing, could they possibly line the path with trees. B. Woodis said they've all brainstormed about this. P. Allegretti said the special permit requires a buffer and this is a difficult area to buffer. M. Nicholson, First Selectman said she is in favor of the plan. She said she would prefer to see no fence instead of chain fence and possibly move trees out and line edge with trees. B. Bourque of the First Congregational Church is not a fan of hedges or boxwoods; he thought maples would look nice. Jamie spoke regarding the time frame for completing this application. The commission needs to address waivers and other items that need to be addressed: fencing, stone wall, trees, etc. He recommended to continue the public hearing for 2 weeks with a special meeting in 2 weeks to continue to discuss the application and possibly make a decision. There was a short discussion about the stone walls. B. Bourque thanked the commission for all their help through this process and appreciates their consideration. R. DiBonaventura said he was ok with fencing or trees. B. Champany made a motion to continue the public hearing to 7/31/19 with a special meeting to follow. P. Allegretti said he doesn't feel that fence and chain would work in front of the church. P.

Mann said it should be metal chain and not plastic. R. DiBonaventura mentioned that if their lighting is 80-watt LED lights, the lighting will be extremely strong/bright. Jamie said they adjust according to distance and brightness at ground level. At this point, P. Mann seconded Bev's motion. Vice Chairman added that a special meeting be held right after the public hearing. R. DiBonaventura moved to add this to the motion. R. Wishart seconded and it was approved.

II. Regular Meeting –

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

B. Items to add to the agenda –

- 1. Robert Reeder, 294 Wrights Crossing Road**, special permit application for a 3000+ square foot barn/garage
- 2. Town of Pomfret, 5 Haven Road**, text amendment regarding agriculture
- 3. Town of Pomfret, 5 Haven Road**, text amendment regarding environmental depot

C. Approve minutes of June 19, 2019– L. Grossman made a motion to approve the minutes as submitted. P. Mann seconded the motion and it was approved. There were two abstentions.

D. Pending Application(s) –

- 1. First Congregational Church, corner of Grosvenor Road and Pomfret Street**, text amendment to reduce front yard setback for parking. This has been continued until a special meeting to be held on July 31, 2019 at 7 pm at the Old Town House.

III. New Business

A. Acceptance of New Application(s) –

- 1. Robert Reeder, 294 Wrights Crossing Road**, special permit application for a 3000+ square foot barn/garage. This requires a special permit. A complete set of building plans by Sigfrigson is included. There are no wetlands involved. Schedule a public hearing for 8/21/19 at 7 pm at the Old Town House.
- 2. Town of Pomfret, 5 Haven Road**, text amendment regarding agriculture. A lot of the younger farmers are struggling (also being introduced in Brooklyn and Scotland). P. Allegretti read part of the wording of the text amendment – beefing up the agricultural uses. This was prepared by the Planner at NECCOG. Schedule a public hearing for 8/21/19 at 7 pm at the Old Town House.
- 3. Town of Pomfret, 5 Haven Road**, text amendment regarding environmental depot. This will be a municipal special permit application. Schedule a public hearing for 8/21/19 at 7 pm at the Old Town House.

B. Citizen's Comments – They are working on zoning map updates. Would like permission for Jamie to work with J. Larkin on the new map.

C. Correspondence – letter from Brooklyn regarding a public hearing to being on 7/16/19rfor a comprehensive update to their Zoning Regulations and Zoning Map; 2 letters regarding modification to existing telecommunications facility a5 82 Tyrone Road; 2019 Annual CT Landscape Architecture (all were passed around for commission members to see)

D. ZEO Report – Permits Issued:

212 Covell Rd – Sylvia Starr for a 20' x 24' addition
115 Babbitt Hill Rd – Grether for a 33' pool

1. Complaints/Violations

- a. Barry Peloquin, 59 Longmeadow Drive – commercial vehicles in a residential zone. The trailer and M35 were to be removed by May 31st. M35 military truck is still in the rear of the property. Counsel is preparing to file for contempt of a court order (7/17/19).
- b. Intersection of Paine and Fay Roads: camper as dwelling – nothing new. Ryan will be speaking with the surveyor who is creating the site plan this week 7/17/19)
- c. 73 Fox Hill Road; there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. They are working on removing the other. They have asked about constructing a house and garage in the near future. Nothing new (7/17/19).

Ryan received a call from the Pomfret Go Cart Track. They would like to install lights. After commission discussion, because of the non-confirming use, they cannot add lights.

IV. Commission Business –

- A. Letters were sent to all applicants who were not receiving a refund.** One payment has already arrived.
- B. Discussion of Air bnb's** – Jamie reviewed Rich's draft; this was tabled until next month
- C. Medical Pods** - this was tabled until next month
- D. Update zoning map – this was discussed earlier in the meeting.**

V. Adjournment – B. Champany made a motion to adjourn. R. Wishart seconded. The meeting adjourned at 8:24 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved: _____