

TOWN OF POMFRET  
PLANNING & ZONING COMMISSION  
JANUARY 20, 2021 @ 7:00 PM  
VIRTUAL MEETING MINUTES

I. Regular Meeting

A. Roll Call – Present: R. DiBonaventura, Chairman; P. Allegretti, Vice Chairman; R. Huoppi, member; B. Champany, member; R. Wishart, member; J. Rivers, member; M. Hart, alternate; and P. Mann, alternate. Absent: L. Grossman. Also in attendance: First Selectman M. Nicholson, Selectman E. Chase, Mart Collins, Margie Huoppi, Walter Hinchman, Dwight Merriam; Elaine Sistare, John Folsom, and Charlie Tracy.

P. Allegretti made a motion to seat M. Hart for vacancy. B. Champany seconded. All in favor.

B. Items to add to the agenda - none

C. Approve minutes of meeting of December 16, 2020 – B. Champany made a motion to approve the minutes as submitted. P. Allegretti seconded. All in favor.

D. Pending Applications - none

II. New Business

A. Acceptance of New Applications - none

B. Citizen's Comments - none

C. Correspondence - none

D. ZEO Report – Permits Issued

83 Holmes Road – Stagon – new house

96 Wrights Crossing Road – Cardinal – 28' x 36' garage

5 Freedley Fork – Bobrowski – 12' x 16' deck addition on rear

138 Longmeadow Drive – Lehto – new house

12 Bradley Road – Rauh – 18' x 22' garden addition

145 Cooney Road – Marris – 192 sf shed

P. Allegretti asked Ryan if he had a report for December. Ryan said there was no activity. P. Allegretti asked Ryan to submit something to the commission, even when there is no activity. M. Nicholson mentioned work at the Cardinal property on Wrights Crossing Road. Ryan was unsure of any issue. M. Nicholson said it has to do with the driveway. Jamie said there is a new curb cut. Ryan will reach out to the proper authorities.

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 31, 2019. M35 military truck still in the rear of the property. Counsel is preparing to file for contempt of a court order due to the following: failure to remove the M35 military cargo truck from the property; failure to make restitution to the Town in the amount of \$2,434.42 by June 1, 2019. On November 3, 2019, the yellow bucket truck, M35 and a white truck (flat bed with stakes) with chipper in tow were on the property. Atty. Higgins is adding the new property owner to the suit and will have it ready to proceed to court when they return to working status (5/28/20). Vehicles still on property: yellow bucket truck, woodchipper, green/white bucket truck, military truck, white log truck with red grapple arm (11/28/20). R. DiBonaventura has been getting a lot of calls from people who live in the area of 59 Longmeadow Drive about all the vehicles on the property. Jamie said he will contact Atty. Higgins and speak with him. M. Nicholson also mentioned that there is a lot of stuff being stored on that site (12/16/20). Ryan is waiting for a status update from counsel. Jamie spoke with Atty. Higgins and he is writing a letter to the new owner regarding the violation (1/20/21).
- b. Intersection of Paine and Fay Roads, camper as dwelling. Ryan received a site plan but never received an application. Warning letter was sent on 5/4/20. No response and we never received the signature card. The camper looks like it might be abandoned. The property owner left Ryan a message that they

purchased a house and returned the lot to open space (he's assuming PA 490). Ryan will call him and inform him that the camper must be removed (5/18/20). Ryan told the property owner again that the camper must be removed (8/19/20). Nothing new (1/20/21).

- c. 73 Fox Hill Road – there are two overseas shipping containers being used as sheds, which is not allowed. One box has been removed. The owner is working with KWP and Copeland Builders to construct a new home (5/18/20). Permit has been approved to build a new house (11/18/20).
- d. Nora Lane Realty, LLC, 4 Nora Lane – operating with a zoning compliance certificate and CO. NOV was mailed out November 21<sup>st</sup> to cease operation until they pave the apron, grade the parking lot, and most everything else other than the building. An application has been approved to complete the site. Site is not in compliance with the revised plans. The commission made a motion to work with Atty. Higgins regarding this issue (10/21/20). Staff is working with counsel to start court proceedings (11/28/20). Jamie did say that Norm Thibeault contacted him and asked what his client must do regarding this application. Jamie told him that his client needs to follow the approved plans. Clerk sent the M&E files to Atty. Higgins today (12/16/20). Staff is working with counsel to start court proceedings (1/20/21).

### III. Commission Business

- A. Please read the materials sent out by Dwight Merriam and prepare for Discussion of Accessory Dwelling Units (ADU's). Need to address affordable housing and ADU's in Pomfret. Discussion regarding which types of units were feasible for Pomfret; attached, detached, conversions, or clusters. Further discussion about what type of ADU in which zones and whether they should be owner occupied. Pomfret won't get an 8-30G project due to there being no sewer system. At end of discussion, R. DiBonaventura said we need to work

on these things: 1) pursue with attached/detached with 1-2 bedrooms; 2) need to discuss zones; 3) retain owner occupied; and 4) streamline the process or special permit. At this point, C. Tracy spoke to the commission regarding the POCD. He said Pomfret is an aging community and this would be a good time to overhaul the regulations. M. Collins thinks it is a great idea, and it will increase the value of properties. Her only concern is Air Bnbs. R. DiBonaventura then mentioned that Air Bnbs are currently not allowed and any that are operating are illegal. M. Collins said she doesn't think that it's widely known. R. DiBonaventura said they know. D. Merriam said they should be short-term rentals. R. DiBonaventura noted that we had a public workshop on this issue. A document was drafted and amended, but we couldn't complete it due to the pandemic. It is still on our agenda to be discussed when we return to regular meetings. W. Hinchman said there are several places in town that are unoccupied that would make good apartments. Two of them are Hazelwood and the former Celebrations. He did wonder if being owner occupied would hinder rentals. M. Collins said she is listing Hazelwood and it is listed as a single-family. There are no rentals in Pomfret. Any renovations on older home would be a loss. E. Sistare said that she agrees with what's been said tonight. She says "yes" in her back yard. M. Hart said his parents are at Seely Brown and it is approximately \$1900 a month. P. Mann said Seely Brown can't be compared to an apartment because it is an income-based rental that provides one meal a day. Ryan mentioned that our regulations allow in-law apartments for family, but maybe it should be changed to not family. P. Allegretti said we should focus on the wording. Ryan said we can easily modify the regulations on in-law apartments. E. Sistare then mentioned that it's a special permit. Ryan said that is right and there is a correlation between the size of the house and the apartment. D. Merriam mentioned to you may want to consider it "as of right" because a special permit can be very costly. He mentioned he would like to see if he could get a panel of volunteer architects to get designs. Some communities are picking #1, #2, #3, etc. from the pre-designed or as-of-right. R. DiBonaventura told him

to reach out to the architects. Jamie said pre-designs would be great. Would like to schedule a workshop for next month. P. Allegretti said to put it on our regular meeting agenda. R. DiBonaventura asked that be placed under Section III, Commission Business, Item A. D. Merriam checked his schedule, and he is free to attend on 2/17/21.

- B. Planning & Zoning Fund Balances – remove from agenda
- C. Discussion of Air bnb's – This item will now be listed as Short-term rentals. Discussion postponed until we can return to regular meetings.

- IV. Adjournment – B. Champany made a motion to adjourn the meeting. M. Hart seconded. All in favor. Meeting adjourned at 8:22 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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