

**TOWN OF POMFRET
PLANNING & ZONING COMMISSION
NOVEMBER 17, 2021, PUBLIC HEARING/METING MINUTES**

Before meeting started, Lynn swore in P. Allegretti for his next term on the commission. R. Wishart made a motion to seat T. Harris for J. Rivers. B. Champany seconded. All in favor.

I. Public Hearing

A. Willow Therrien, 590 Wrights Crossing Road, special permit application for a detached 24' x 36' garage. Willow and her husband were present for the application. Jamie spoke noting that there are no issues with the location. It is a wood-framed garage for now and cannot be seen from the road. The applicant needs to submit the waiver request. The waiver request to waive Section 14.2.1 a-cc. This building will be used only for residential purposes. P. Mann made a motion to close the public hearing. R. Wishart seconded. All in favor.

II. A. Roll Call – P. Allegretti, B. Champany, R. Wishart, P. Mann, T. Harris, R. Brais, J. Rabbitt; Absent: R. Huoppi, J. Rivers, L. Grossman, N. Stellitano.

B. Items to add to the Agenda – need to set up Public Hearing to discuss opting out of the ADU and parking items with the State of CT. P. Mann made a motion to move this item to Section IV C. R. Wishart seconded. All in favor. One abstention.

C. Approve minutes of October 20, 2021, meeting – P. Mann made a motion to approve the minutes with amendment. B. Champany seconded. All in favor.

D. Pending Application(s) –

1. Rectory School, 528 Pomfret Street, site plan review application regarding the construction of a 10,249-sf dormitory with four faculty apartments. Will include clearing/grading around the proposed building as well as seven new parking spaces and minor changes to interior access road. J. Everett from NE Design was present for the application. Jamie said that applicant received the approval permit from Inland Wetlands, with four conditions of approval. P. Mann made a motion to approve the application with the conditions of approval as suggested by J. Rabbitt. R. Wishart seconded. All in favor.

2. Willow Therrien, 590 Wrights Crossing Road, special permit application for a detached 24' x 36' garage. Willow and her husband were present for the application. Jamie spoke noting that there are no issues with the location. It is a wood-framed garage for now and cannot be seen from the road. Jamie said he supports the waiver request submitted with a condition of approval. P. Mann made a motion to approve the special

permit application for a 24'x36' garage with the following condition: 1) the proposed use of the garage is for residential use only. B. Champany seconded the motion. It was then noticed that the waiver request had not been acted upon. P. Allegretti made a motion to approve the waiver request. P. Mann seconded. All in favor. The commission then voted on the approval of the application. It was approved.

III. New Business

A. Acceptance of new Applications – none

B. Citizen's Comments – none

C. Correspondence – P. Mann asked Ryan if Atty. Cotnoir had given him any indication of the courts opening. Ryan said the courts are open but it's slow going.

1. ZEO Report – Permits Issued/Complaints & Violations –

- a. Barry Peloquin, 59 Longmeadow Drive, no change to property. A C&D letter was sent out to the new property owner of record. Ryan met with Atty. Higgins and Atty. Cotnoir on July 16th. Atty. Cotnoir will be taking over the case. He is researching the best strategy to bring the new property owner into the process (7/21/21). Nothing new (8/18/21). Atty. Cotnoir is reviewing the application and issues (9/15/21). Nothing new (10/20/21). Nothing new (11/17/21).
- b. 73 Fox Hill Road – the new house is complete. A temporary CO has been issued while the mobile home is being removed (7/21/21). Nothing new (9/15/21). Nothing new 10/20/21). Nothing new (11/17/21).
- c. 4 Nora Lane – applicant is operating without a zoning compliance certificate and CO. J. Rabbitt said there's possible litigation that could be discussed in executive session. The fines could be substantial. We should double check with legal counsel. He's been operating this way for over a year. P. Allegretti mentioned that the lights are a quality-of-life issue. R. Brais was asked to seek guidance from Atty. Higgins. Atty. Cotnoir will be taking over this issue. He and Ryan are strategizing on the best avenue to handle this matter (7/21/21). Ryan took photos at M&E to show the issues that are outstanding. Atty. Cotnoir is going through the minutes and will look at the photos and decide from that what he is going to do. They still have not complied with the lighting (they have spotlights which weren't approved) and the landscaping does not comply either. Ryan is working with Atty. Cotnoir, reviewing the application and issues (9/15/21). Nothing new (10/20/21). Nothing new (11/17/21).

IV. Commission Business –

- A. Election of Officers** – B. Champany made a motion to nominate the following slate of officers; R. Wishart Chairman, P. Allegretti Vice Chairman, and P. Mann Secretary. Nomination was closed and vote was taken and approved.
 - B. Discussion/approval of 2022 meeting schedule** – R. Wishart made a motion to approve the 2022 meeting schedule. P. Mann seconded. All in favor.
 - C. Public Hearing needed to Opt Out of State Regulations** - Need to set up public hearing to opt out of State Regulations regarding ADUs (as we've already adopted our own) and to opt out of regulations regarding parking spaces. Public hearing will be held at the December 15, 2021, meeting. Then we need to send that on to the Board of Selectmen meeting to be ratified.
- V. Adjournment** – B. Champany made a motion to adjourn. P. Mann seconded. All in favor. Meeting adjourned at 7:40 pm.

Respectfully submitted,

Lynn L. Krajewski

Dated: _____