

**TOWN OF POMFRET
ZONING BOARD OF APPEALS
PUBLIC HEARING MINUTES
FEBRUARY 23, 2023, @ 7:00 PM
COMMUNITY CENTER**

1. Public Hearing

- A. Sara Coren, 142 Drown Road,** request for a variance of regulations Section 12.19.3a 1&2 (Re: ADU size). Sara spoke regarding the application. They wish to make a detached ADU apartment for her mom and the apartment will eventually be converted to a garage. They have been informed that they need to do a new septic for this ADU. Discussion about ADU's ensued. It was noted that the apartment will need an egress window in the bedroom. E. Semmelrock made a motion to close the public hearing. S. Andersen seconded. All in favor. Ryan stated that the board approved the variance as submitted for an ADU (28'x40') for an overall area of 1120 sf. E. Semmelrock made a motion to approve the variance as previously stated by Ryan. D. Kellaway seconded. All in favor.

2. Regular Meeting

Roll Call – Present: R. Galante, E. Semmelrock, D. Kellaway, N. McNamara, S. Andersen, and R. Brais, ZEO and Asst. Town Planner.

Absent: D. Thompson

- A.** Seat Alternates – S. Andersen was seated
- B.** Citizen's Comments – Matt Baum was in attendance and introduced himself. He's never been to a ZBA meeting before and decided to sit and watch the proceedings. He thought there was an Agriculture Commission meeting tonight at the Community Center.
- C.** Items to add to the agenda – n/a
- D.** Approve minutes of January 19, 2023 – E. Semmelrock made a motion to approve the minutes as submitted. D. Kellaway seconded. All in favor.

3. New Business – none

4. Current Business – none

5. Other Business

- A.** Agenda items for next meeting – none

B. Citizen's Comments – M. Baum is looking for the dates for the Agriculture Commission meetings. Clerk will follow-up with him.

6. Adjournment – E. Semmelrock made a motion to adjourn. S. Andersen seconded. All in favor. The meeting adjourned at 7:48 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated: _____