

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA  
MONDAY, SEPTEMBER 28, 2009 AT 7:00 PM  
POMFRET TOWN HALL**

In Attendance: Commission Members Walter Hinchman, Phil Allegretti, Leah Schad, Maureen Nicholson. Staff – James Rabbitt, Town Planner, Ryan Brais, ZEO. First Selectman James Rivers. 3 citizens. Commission Members not Present: Michael Wolchesky, Robert Blackmer, Ted Tsanjour.

**I. Regular Meeting**

- a. Current Business – W. Hinchman opened the meeting at 7:10 PM.
  - 1. Approve Minutes of August 24, 2009** – P. Allegretti motioned to approve minutes of August 24, 2009. L. Schad seconded. All in favor.
  - 2. Items to Add to Agenda** – W. Hinchman motioned to add Discussion of property at Hickey and Fox Hill Road to Item C, Commission Business. M. Nicholson seconded. All in favor.

**III. New Business**

**1. Acceptance of New Applications**

- a. **William & Carol Rogerson, 131 Wolf Den Road, In-Law Apartment Addition** – David Palmberg was present for the applicant as the land surveyor for this project. They understand a Special Permit is needed and a Public Hearing will have to be scheduled. He provided a brief description of the property and the location of the proposed addition. Some discussion of the Site Plan Review section of the Regulations and possible waivers. W. Hinchman moved that a Public Hearing be scheduled for the next meeting on October 26, 2009 at 7:00 PM to be followed by their regular meeting. M. Nicholson seconded. All in favor.
- 2. **Citizen's Comments** - None
- 3. **Correspondence** – W. Hinchman reviewed various correspondence received including a letter from Yankee Gas, Town of Brooklyn proposed Text Amendment, Ed Higgins, Dooley suit outcome, as well as a review of upcoming workshops and an invitation from the Historical Society to use the Old Town House for meetings. He suggested the Commission schedule their October meeting and public hearing to meet at the Old Town House location. The Commission was in agreement and the next meeting will be scheduled there if available.
  - a. **ZEO Report** – R. Brais distributed and reviewed permits from the past month. The issue on Wrights Crossing Road has been resolved. The Building Inspector still has to go out there. Ryan will accompany him and report a follow-up back to the Commission. One written complaint has been received regarding the Carter Farm on Babbitt Hill Road. Ryan will provide a report next month. W. Hinchman asked this report be a formal agenda item in October.

**IV. Commission Business**

- 1. **Citizen's Comments** – Mr. Bonaventura asked if Complaints such as the one discussed were received often. One woman asked about grandfathered uses and when they might change.

**2. Property at Hickey and Fox Hill Road** – W. Hinchman stated that a gentleman had asked about a Home Occupation at this location. He would be storing antiques in his garage but the garage was across the street from the house. He sells antiques from another location but may occasionally bring someone in to look at what is stored. Discussion. A text amendment may be needed to clarify the use of parcels across the street. This can be taken up at a later date.

**2. Continued Discussion of the Town of Pomfret, Land Purchase Referrals from the August 24, 2009 Meeting** – The Commission is to review parcels to determine consistency with the Town’s Plan of Conservation and Development. An actual approval by the Commission is not necessary. J. Rivers reviewed the list of properties he has been pursuing for outright purchase or development rights. Discussion. M. Nicholson moved that the Commission finds the proposed land/development rights acquisition is consistent with the Town’s Plan of Conservation and Development for the following parcels: 9, 86, 89, 107 Tyrone Road and 81 Putnam Road, 156 acres; 202, 208 Searles Road, 150 acres; 325 Wrights Crossing Road, 40 acres; Page and 74 Kimball Road, 143 acres; 312 Pomfret Street, 45 acres; 555 Mashamoquet Road, .81 acres. L. Schad seconded. All in favor. P. Allegretti abstained. M. Nicholson moved that the Commission finds the proposed land/development rights acquisition is consistent with the Town’s Plan of Conservation and Development for property located at 36 and 47 Freedley Road. L. Schad seconded. All in favor. P. Allegretti abstained. M. Nicholson moved that the Commission finds the proposed land/development rights acquisition is consistent with the Town’s Plan of Conservation and Development for property located at 492 and 512 Taft Pond Road. W. Hinchman seconded. All in favor. L. Schad abstained. W. Hinchman clarified that the Commission has deemed these properties consistent with the Town’s Plan of Conservation and Development. J. Rabbitt will provide a letter to the Selectmen’s office stating the same.

**V. Adjournment** – L. Schad moved to adjourn. M. Nicholson seconded. All in favor. Meeting adjourned at 8:50 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved \_\_\_\_\_