

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING MINUTES
MONDAY, APRIL 26, 2010 AT 7:00 PM
POMFRET SENIOR CENTER**

In Attendance: Commission Members Walter Hinchman, Richard DiBonaventura, Phil Allegretti, Martha Paquette, Beverly Champany; Staff: James Rabbit, Town Planner. Absent: Bob Blackmer, Ted Tsanjoures, Antonio Amaral, Kimberly Bergendahl, Leah Schad, and Ryan Brais, ZEO.

I. Public Hearing

- a. **Sara Kivela, 6 Cherry Hill Road, resubdivide land into three (3) lots and convey to children** – Ed Pelletier and the Kivelas were present for the applicant. Mr. Pelletier submitted a cover letter and new set of plans. At this point, W. Hinchman had J. Rabbitt read through the draft modifications/conditions of approval he did for this applicant. There were 9 conditions, all of which were discussed, including choosing either #1 or #2 of the conditions (copy attached) and whether #8 can be waived. W. Hinchman then moved to close the public hearing. B. Champany seconded the motion and it was approved unanimously.
- b. **Pomfret School, Inc., 398 Pomfret Street, Construction of Athletic Turf Fields for Field Hockey and Baseball** – Terry Chambers of KWP Associates, Arthur Diaz and Tony Malagrino were present for the applicant. T. Chambers submitted the CRR cards and a letter requesting waivers of the following items in 14.4.2: c, d, g, j, k, n, o, r, w, x, and y. He then did a brief overview of the changes to the plans. At this point, W. Hinchman stated that the public hearing will be left open until our next meeting. C. Kapelner-Champ, Chairman of the Conservation Commission, asked why they would be using synthetic material rather than grass for their new fields. T. Malagrino said that there is a competitive advantage due to a faster surface and there is a marketing advantage. A. Diaz said that the playability of the fields is better because they drain very quickly. The other issue brought up was why they were going to move the building that T. Malagrino lives in, rather than demolish it. T. Chambers stated that it is old, charming and it was just finished being renovated. A. Diaz said that they are preserving history as the house is over 100 years old. W. Hinchman made a motion to continue the public hearing until our next meeting of 5/26/10. R. DiBonaventura seconded the motion and it was approved unanimously.

II. Regular Meeting

- a. **Current Business** –
 1. **Approve Minutes of March 22, 2010** – W. Hinchman made a motion to approve the minutes as submitted. M. Paquette seconded the motion and it was approved. There were two abstentions.
 2. **Items to Add to Agenda** – W. Hinchman motioned add under commission business the discussion of stone walls, Vice Chairman change, Bosworth House, and an invitation from Seeley Brown Village.
 3. **Sara Kivela, 6 Cherry Hill Road, Resubdivide land into three (3) lots & convey to children** – W. Hinchman asked if there were any questions or if someone would like to make a motion. P. Allegretti

made a motion to approve the application with the conditions of approval to include item #1 with an amendment, and items #3-9. Item #2 is to be omitted. R. DiBonaventura seconded the motion and it was approved unanimously.

4. Pomfret School, 398 Pomfret Street, Construction of Athletic Turf Fields for Field Hockey and Baseball – tabled to 5/26/10.

III. New Business

a. Acceptance of New Applications

1. Walter McGinn (Pomfret Recreation Park Development

Committee) 51 Taft Pond Road, addition of basketball courts, tennis courts, volleyball court and parking is proposed. B. Champany recused herself from this application. J. Rabbitt spoke regarding the plans and mentioned that the Town is not exempt from the regulations and that we can only accept the application tonight. W. Hinchman asked if there were any questions on this. CRRs need to be sent out and the clerk will do this for the applicant. W. Hinchman then made a motion to accept the application. M. Paquette seconded the motion and it was approved unanimously.

b. Citizen's Comments – None

c. Correspondence

1. ZEO Report – Ryan Brais was not in attendance.

IV. Commission Business

a. Citizen's Comments – None

b. Discussion regarding wood boilers – W. Hinchman mentioned that if these furnaces are considered structures, then they require a zoning permit. P. Allegretti felt they are the same as an air conditioner. Jamie mentioned it's like a generator. W. Hinchman was concerned if it was within the setback. If a decision is made to put this in our regulations, then fees become involved with this issue. P. Allegretti mentioned that our regs say the minimum size of structures is 200 square feet. There was discussion of where these boilers are placed. M. Paquette mentioned that if the commission calls it an accessory structure, then it would go through the ZEO and she is not adverse to making it an accessory. R. DiBonaventura agreed with Martha.

c. Discussion of stone walls – three members of the conservation commission (Lisette, Cheryl and Ann) were present regarding this discussion. A packet of material was given to the clerk to copy and send to members when she sends out the minutes before the next meeting. It was mentioned that the only town in CT that has an ordinance regarding stone walls is Harwinton. Their proposal was based on the ordinance of Harwinton and Tiverton, RI because it seemed to meet the recommendations the conservations commission members had and that it is limited to stone walls on Town roads. Ann spoke regarding the ordinance they put before the Selectmen, but the Selectmen want nothing to do with it. R. DiBonaventura read an e-mail he received regarding the support of a new subdivision regulation/amendment that will protect stone walls. After more discussion, it was decided that this issue will be added to the 5/26/10 agenda.

d. Change of Vice Chairman – R. Blackmer was voted Vice Chairman at the last meeting but he has contacted W. Hinchman feels he can't be the Vice Chair due to all the traveling he is going. W. Hinchman made a motion that P. Allegretti

will now become the Vice Chair of the P&Z Commission. It was seconded by B. Champany and approved unanimously.

- e. Bosworth House – There was a brief overview of the history of the property (the land was divided inappropriately) and that there is going to be a property/tax sale on this property.
- f. Invitation from Seeley Brown Village – W. Hinchman mentioned that the invitation was for their Spring Open House.

V. Adjournment

B. Champany motioned to adjourn. M. Paquette seconded the motion, it was duly approved. The meeting adjourned at 9:27 PM.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved _____