

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING MINUTES
MONDAY, MARCH 22, 2010 AT 7:00 PM
POMFRET SENIOR CENTER**

In Attendance: Commission Members Walter Hinchman, Richard DiBonaventura, Ted Tsanjoures, Marie Paquette, Leah Schad. Staff: James Rabbit, Town Planner; Ryan Brais, ZEO. Approximately 12 citizens and interested parties.

I. Public Hearing

- a. Sara Kivela, 6 Cherry Hill Road, resubdividable land into three (3) lots and convey to children** – Ed Pelletier was present for the applicant. Certified mail cards were presented. A map showing proposed resubdivision was presented and reviewed. The lots are larger than what is required, they face Cherry Hill Road. Ron and Sherry Millette stated they had hoped some of the driveways would come off of Brooklyn Road. The traffic on that stretch of Cherry Hill is very fast. Cindy Bradley agreed. Jamie Rabbit submitted a list of comments dated March 22, 2010 and provided a review of the same. Mr. Pelletier is aware of these and would likely ask for an extension of the Public Hearing in order to address them. A citizen asked if the public will be able to see the final plans. W. Hinchman motioned to continue the Public Hearing to the next regular meeting on April 26, 2010 at 7:00 PM at the Senior Center. R. DiBonaventura seconded. All in favor.

II. Regular Meeting

- a. Current Business** – W. Hinchman motioned to seat Leah Schad for Robert Blackmer. T. Tsanjoures seconded. All in favor.
- 1. Approve Minutes of February 22, 2010** – M. Paquette moved to approve minutes of February 22, 2010. W. Hinchman seconded. All in favor, L. Schad abstained.
 - 2. Items to Add to Agenda** – W. Hinchman motioned to add Appointment of Vice Chairman. M. Paquette seconded. All in favor. L. Schad moved to appoint Robert Blackmer as Vice-Chairman. M. Paquette seconded. All in favor.
 - 3. Eric Johnson, 33 Wade Road, Home Occupation** – Eric presented a letter to Commission requesting a waiver of site plan requirements. He plans on using a 12' x 14' section of his home for an office. J. Rabbitt provided a brief review of the application. There is no additional equipment proposed in this application. W. Hinchman requested a location map. W. Hinchman motioned to grant the request for a waiver of section 14.4.2 of the Regulations. M. Paquette seconded. All in favor. W. Hinchman moved to approve the application of Eric Johnson for a Home Occupation that consists of an office in his home, not to include additional vehicles or equipment stored on the property, and pending receipt of a location map. L. Schad seconded. All in favor.
 - 4. Sara Kivela, 6 Cherry Hill Road, Resubdivide land into three (3) lots & convey to children** – Tabled to April 26, 2010.

III. New Business

- a. Acceptance of New Applications**

1. **Pomfret School, Inc., 398 Pomfret Street, Construction of Athletic Turf Fields for Field Hockey and Baseball** – Terry Chambers stated they would ask for a Public Hearing next month for the first of the turf field. He presented a plan and provided a description of the proposed locations and an overview of what is planned to be done. A Wetlands application has been submitted. They expect to submit an application for the football field to Wetlands in the coming month. W. Hinchman motioned to accept the application for proposed turf field for field hockey and baseball and schedule the Public Hearing for April 26, 2010 at the Senior Center, to immediately follow the Kivela hearing at 7:00 PM. L. Schad seconded. All in favor.
2. **Citizen's Comments** – None
3. **Correspondence**
 - a. **ZEO Report** – Ryan Brais provided a report of inspections done in the past month. He is also currently investigating one complaint regarding the field across from Cooney and Valentine Road.

IV. Commission Business

a. Citizen's Comments – None

J. Rabbitt stated that he had a conflict with the May 24th meeting and the Commission may want to consider re-scheduling. It was agreed the May meeting would be re-scheduled to Wednesday, May 26, 2010. Some discussion regarding re-scheduling the June meeting also but no action was taken. W. Hinchman reported that there is a potential agreement in the Abbott suit. Language has been submitted. The Hennen appeal has been dismissed. M. Paquette stated there was some discussion at the last meeting concerning wood boilers. She asked about the next step concerning this. Some discussion. This will be added to the April 26, 2010 agenda as a discussion item. Stone Wall Regulations as discussed at the last meeting with the Conservation Commission was also brought up. It was agreed that the Commission needs to determine some statement regarding stone walls. This topic will be taken up once the wood boiler discussion is completed.

V. Adjournment

T. Tsanjoures motioned to adjourn. Motion was duly seconded and meeting adjourned at 8:25 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved _____