

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING AND SPECIAL MEETING MINUTES  
MONDAY, FEBRUARY 28, 2011 AT 7:00 PM  
POMFRET SENIOR CENTER**

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

**I. Regular Meeting – W. Hinchman, Chairman, opened the meeting at 7:00 pm.**

**A. Current Business –**

- 1. Approve Minutes of January 19, 2011** – P. Allegretti made a motion to approve the minutes as submitted. B. Champany seconded the motion and it was approved unanimously. There was one abstention. W. Hinchman then made a motion to seat L. Schad and K. Bergendahl. P. Allegretti seconded the motion and it was approved unanimously.
- 2. Items to Add to Agenda** – N/A

**II. New Business**

**A. Acceptance of New Applications –**

- 1. Brendan Larkin, 210 Paine Road, home occupation.**  
Brendan Larkin, CPA was present and spoke regarding this application. He said that he would like to have his own accounting practice and conserve his cash flow. He will be using the in-law area (not real in-law) which has a separate entrance and a bathroom. He said that 80% of his business is done outside of his home. He also said that he has not met anyone at his house and will not do so until the home occupation is legitimate. W. Hinchman said that the map shows the property and parking with a building sketch. House is U-shaped with one small section for office. J. Rabbitt said that the proposed area consists of 480 square feet of the home, which is two stories. He recommended that the commission clarify how big the office could get and how many employees were allowed, etc. He is able to have two additional non-residential employees. He said the application couldn't be approved unless 1) the commission agreed to all waivers requested, and 2) they solidify/clarify scale/scope of business. P. Allegretti asked what would be the best way to handle the scope of the business. Jamie said that if the regulations change somewhere down the road, things should be verified now, (i.e., home occupation for accountant's office, maximum of 2 non-residential employees, and hours of operation). W. Hinchman asked B. Larkin how he felt about this. Mr. Larkin said he had no problems with it and that it was perfectly acceptable to him. L. Schad made a motion to waive the site plan requirement. R. DiBonaventura seconded the motion and it was approved unanimously. There was further discussion regarding wording a motion properly and solidifying/clarifying specifics in the motion L. Schad then made a motion to approve the application for home occupation by Brendan Larkin to establish an accountant's office at 210 Paine Road but limited to two non-residential employees and using only the 480 square feet as shown on the site sketch. The office will be open during normal business hours. B. Champany seconded the motion. Jamie then said he thought there should be a discussion regarding the hours of operation. He felt that the hours of operation shouldn't be an

issue. It was mentioned that accountants sometimes need to meet with clients after they get out of work at night, so regular hours wouldn't fit. L. Schad made a motion to amend her original motion by removing the statement that the office will be open during normal business hours. T. Tsanjoures seconded the motion. The motion was approved unanimously.

**B. Citizen's Comments** – none

**C. Correspondence**

1. **ZEO Report** – Ryan said there were no permits this month. He then spoke about the hunting lodge on Tyott Road. He found out that the owner is Dennis Sherman and the lodge was constructed in 1990, which pre-dated zoning. He sees no reason to take up this issue now, as there is no zoning violation. Ryan went on to speak about 13 Day Road. He said he spoke to Janice Bosworth and she is done with the property. Peter from Voluntown is going to be splitting the property into two lots and getting rid of the old mobile home. Once Ryan finds out the plans, he can then set a time frame to complete the project. He said that Janice was under the assumption that she could replace the old mobile home with a new one. W. Hinchman though a second letter should be sent to Janice regarding a time frame with a copy to Peter stating we need to hear something by the April meeting. Phil said that the letter should state that if this issue is not corrected then a Cease & Desist will be issued. Walter said we'd have Ryan write a letter to Janice with a copy to Peter. Phil said that basically a camper and an old mobile home need to go. Ryan said that technically, you can't replace one mobile home with a new one. Walter mentioned about if the mobile was deteriorated, then it could be replaced on the same spot with the same size mobile. Ryan then said that Janice told him she didn't know anyone was living in the camper on the property. Jamie mentioned that Janice is a very intelligent person and know the regulatory process.

2. **Correspondence** – none

**III. Commission Business**

A. Citizen's Comments – None. Jamie did give the commission a reminder that the CT Bar Association was holding their bi-annual workshop on March 12, 2011.

**III. Adjournment**

A. B. Champany made a motion to adjourn. Motion was seconded by K. Bergendahl and duly approved. The meeting adjourned at 7:50 PM.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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