

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
MONDAY, MARCH 28, 2011 AT 7:00 PM  
POMFRET SENIOR CENTER**

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

**I. Regular Meeting**

A. Current Business

1. Approve Minutes of March 28, 2011 – P. Allegretti made a motion to accept the minutes as submitted. T. Tsanjoures seconded the motion and it was approved unanimously.
2. Items to Add to Agenda – None

B. Pending Application(s)

1. Marion Nuccio, 189 Pomfret Street, pre-school and day care. P. Allegretti made a motion to table this item until the next meeting. The motion was seconded by R. DiBonaventura and approved unanimously.

**II. New Business**

A. Acceptance of New Application(s) – None

B. Citizen's Comments – None

C. Correspondence – after ZEO Report

1. ZEO Report – read by R. Blackmer

Permits issued: 290 Deerfield Road, Harley Hill, pre-built shed; approved  
125 Valentine Road, Peter Mann, barn; approved

2 Fairview Circle, Robert & Lisa Andrews, 3-season room; approved

48 Wolf Den Road, Arthur Forst, 24' above ground pool; approved

109 Fox Hill Road, Andrew Quigley, sunroom/storage room; approved

Violations: Tyott Road, hunting cabin. Inspection made April 2. Cabin was visibly aged. Looked to be about 20 years old. No power or running water. No violation.

12 Day Road, Janice Bosworth, mobile home. This violation has turned into a wetlands violation as well as a zoning violation. Janice has hired Bob Messier of Messier & Associates Surveying to handle the violations. The wetlands have been delineated and a plan is in the works to be presented to the wetlands commission for remediation and to ask permission for the home to be located in that location. A plan is also being prepared for the Zoning Board of Appeals to request a variance to locate the home in that location. Ryan spoke with Janie this afternoon, but she was not sure of Messier's progress. Bob Messier should be calling tomorrow with updates.

Correspondence: Walter mentioned that at a recent Economic Development Meeting he met a man named Matt Rondeau who mentioned that he and his father were interested in re-opening Pete's Drive-In. Walter told him that he should come to a Planning and Zoning meeting and speak with the commission about what he is intending to do and he could go from there. Walter also told the commission that there are two workshops coming up in Canterbury on May 18 and May 23 regarding zoning. Walter then read a letter he received from Lawrence Gorham of Ledyard, CT. The letter referred to small towns like Pomfret and Ledyard needing relief from Affordable Housing law 8-30g, specifically proposed Bill 5479 that was attached to the letter. Jamie mentioned that this new bill is trying to put some of the burden back on the applicant.

Walter then said that the letter asked that the commission please support bill 5479 by writing/contacting your senator/representative. Walter then read the following information from the proposed bill regarding five criteria that are necessary: *“That section 8-30g of the general statutes be amended to provide that, in any appeal from the denial of an affordable housing application, the judge shall consider (1) any claim by the commission that the land that is the subject of the appeal is unsuitable for the proposed development; (2) whether the type of affordable housing units being proposed are needed in the municipality; (3) the commission’s objections to a proposed development’s noncompliance with regulations concerning grading, height and setbacks; (4) whether the number of affordable housing units being proposed outweighs the commission’s concerns about the proposed development; and (5) whether the proposed development would be located in a design district, and such considerations shall apply retroactively to any pending appeal.”* Walter then asked the commission if they wished to support this issue. R. DiBonaventura thought it was worth supporting. B. Champany asked what the rate of affordable housing was in Pomfret. Jamie stated it’s about 2%. He also said he feels its worth of sending something to Edith Prague. R. DiBonaventura made a motion that we send a letter supporting bill 5479. R. Blackmer thought a cc should be sent to Alberts and Gugliomo. M. Paquette seconded the motion. It was approved unanimously. Walter and Lynn will sit down together and compose/send a letter in support of this bill. Walter also asked Ryan to please follow through with a letter to Janice Bosworth.

**III. Commission Business**

A. Citizen’s Comments – None

**IV. Adjournment**

R. Blackmer made a motion to adjourn the meeting. It was seconded by B. Champany and approved unanimously. The meeting adjourned at 7:40 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

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