

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, MAY 23, 2011 AT 7:00 PM
POMFRET SENIOR CENTER**

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

Before the meeting began, W. Hinchman made a motion to seat K. Bergendahl. R. DiBonaventura seconded the motion and it was approved unanimously.

I. Regular Meeting

A. Current Business

1. Approve Minutes of Special and Regular Meetings of April 25, 2011 – R. Blackmer made a motion to accept the special meeting minutes as submitted. R. DiBonaventura seconded the motion and it was approved unanimously with two abstentions. R. Blackmer made a motion to accept the regular meeting minutes as submitted. B. Champany seconded the motion and it was approved unanimously.
2. Items to Add to Agenda – Add Hull application under New Applications and discussion of the June meeting date under Commission Business 3B. W. Hinchman made a motion to add these items. It was seconded by P. Allegretti and approved unanimously.

B. Pending Application(s)

1. Marion Nuccio, 189 Pomfret Street, pre-school and day care. Marion was present and spoke regarding her application. She spoke with Terry Chambers, who had previously surveyed the Audubon property. He gave her a copy of the survey. Marion added to the plan what was needed for parking. At this point B. Champany recused herself from partaking in this issue as she is a neighbor of Marion Nuccio and didn't know if there would be a conflict of interest. Marion mapped out 16 parking spots that are 10'x18. The spots #15 and #16 are in the front of the building and are the handicap spots. The drop off goes all around the building. She explained that the line with the X/s represented a play area she hopes to have that will be all fenced in. She would possibly like to use the garage as a play area for rainy days. W. Hinchman told Marion that there is a time limit of 65 days for her application and that the commission would need a written letter requesting an extension of time on her application. Jamie mentioned that the DOT will evaluate change of use and the one way in-and-out driveway. They may provide what they feel the best set up is. R. DiBonaventura asked if the DOT does the final check regarding safety issues. Jamie said that the commission has as much input as DOT but a DOT recommendation would control the issue. R. DiBonaventura asked that if the commission were going to act on this application, would a professional plan be needed. Jamie said there would possibly be waivers to handle some issues and she definitely needs an extension. He then asked the commission members if they have any potential issues to be done in the next month regarding this plan. R. Blackmer said his only issue is he felt the parking should be angled rather than straight in. He has no problem with the site plan other than the parking needing modification. P. Allegretti had a question about the property next door. Marion said that she is buying it along with the Audubon Center. R. Brais said that are a few minor adjustments and a curb is needed in front of parking spot #1. R. DiBonaventura felt it was important to hone in on a good traffic pattern, otherwise he has no other concerns. Marion submitted an extension request letter to the commission. W. Hinchman made a motion to grant the extension. P. Allegretti seconded the motion and it was approved unanimously with one abstention.

II. New Business

A. Acceptance of New Application(s) –

1. Hull Forest Products, 101 Hampton Road, zone change.

Norm Thibeault of Killingly Engineering was present to speak for the applicant. The application is for a zone change on leased land changing it from Rural Residential to Commercial Business. Currently, Hull leases two acres but is now going to lease 12 acres and is requesting a Public Hearing for the zone change. Jamie said that a zone change does need a Public Hearing and it is tentatively scheduled for 6/27/11 at 7pm at the Senior Center. W. Hinchman then read into record a letter from Tom Davis, owner of the leased property, giving Hull permission to apply for the zone change from Rural Residential to Commercial Business

B. Citizen's Comments – None

C. Correspondence – after ZEO Report

1. ZEO Report –

Permits: 805 Hampton Road, Heidi Radcliff, in ground pool, approved

78 Swedetown Road, John Dilorio, in ground pool, approved

Violations: 13 Day Road, Janice Bosworth, mobile home replacement. On 5/17/11, Janice contacted me and said she had received the CRR letter and informed me that Bob Messier will be the contact for the property. On 5/18/11, I contacted Bob Messier. He said that they have a variance application ready to go and will be submitted in time for the June ZBA meeting. The intent is to allow the mobile home to stay in the rear of the property. There is also a Wetlands application being prepared for the June IWWC meeting. The camper is gone from the property.

Applications: Marion Nuccio, day care. Marion was meeting with a surveyor and is hoping to have a least a preliminary parking plan for tonight's meeting.

Correspondence: W. Hinchman read two letters from Tony Guglielmo in response to the letter sent to him regarding the P&Z support of the new bill regarding 8-30g. He also read a letter from the DOT regarding a new toilet building at Mashamoquet State Park.

III. Commission Business

A. Citizen's Comments – None

- B. Discussion of June meeting date – W. Hinchman informed the commission that he will not be here for that meeting and asked what the commission would like to do, either leave the date or change it. After discussion, it was decided that the date would remain the same. Jamie mentioned that the Town should've received regulations from FEMA to add to our regulations. Once this correspondence is located, the commission will need to file an application to amend their regulations.

IV. Adjournment

Bev Champany made a motion to adjourn the meeting. It was seconded by R. Blackmer and approved unanimously. The meeting adjourned at 8:12 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved _____