

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES – REGULAR MEETING
MONDAY, APRIL 24, 2006 AT 7:00 PM
POMFRET TOWN HALL**

In Attendance: Walter Hinchman, Charles Boster, Michael Wolchesky, Carolyn Hopkins, Phil Allegretti, Leah Schad, Robert Blackmer. Staff – James Rabbitt, Town Planner, Ryan Brais, ZEO. Commission Members Absent: Maureen Nicholson, Antonio Amaral.

I. Regular Meeting

Meeting opened at 7:05 PM by Walter Hinchman. Charles Boster made a motion to seat Carolyn Hopkins, Alternate. Phil Allegretti seconded. All in favor.

1. Current Business

a. Approve Minutes of March 27, 2006 – Walter Hinchman made a motion to approve minutes as written. Seconded by Leah Schad. All in favor.

b. Items to Add to Agenda – Walter Hinchman stated he would like to add the following 5 items:

*Discussion of Fines for Regulation Violations

*Cemeteries

*Mashantucket/Pequots

*Legal Action-Liston

*Legal Action-Station Enterprises

Walter stated he would ask for Executive Session for the two legal actions. Phil Allegretti made a motion to add each of the 5 items to the agenda. Charles Boster seconded. All in favor.

II. New Business

1. Acceptance of New Applications – None

2. Citizen's Comments – None

3. Correspondence

a. ZEO Report – Ryan Brais distributed his report to members and reviewed permits issued and denied in the past month. He also reviewed information he had regarding 590 Pomfret Street and a request for a free split of the same. He did not have sufficient information at this time to sign off for a free split and felt Special Permits may be required for each lot. Charles Boster asked about the driveway he had questioned last week located at the Pearce Properties subdivision on Mashamoquet Road.

Discussion regarding what was submitted on plans. The current driveway does not appear to meet what was submitted. Ryan will continue to pursue.

Walter Hinchman reviewed some upcoming workshops and a letter from CT DEP regarding fire emergency response. Robert

Blackmer suggested the P&Z submit a letter to the Pomfret Times outlining the 3 major concerns of responders in order to raise public awareness of the same.

III. Commission Business

1. Cemeteries – Walter, Chuck, and Anne Hennen recently did a tour of the town to identify the fourteen known cemeteries. They would hope they would be considered a cultural resource and look at revising the Zoning Regulations to offer them some type of protection. Discussion.
2. Fines – Some members have received some preliminary information that was put together by Paul Hennen of the Wetlands Commission. Walter asked if anyone on this Commission was categorically opposed to putting fines in place. No members were. R. Blackmer stated that he would like to see some type of appeal process to accompany this so some latitude may be offered if common sense dictated. Discussion
3. Mashantucket/Pequots – Bob Birmingham, the Planning Director for the tribe has been in contact with James Rabbitt concerning land they have recently purchased on Mashamoquet Road. The intent of use is to meet educational objectives of the tribe. They are looking into adding two bunkhouses and associated bathrooms to house family members and felt this would be an auxiliary use of the single-family home already located on the property. The tribe is currently looking for direction. They have not made any application at this time. Discussion. The Commission unanimously agreed that bunkhouses would not be normal accessory use, but they were not opposed to what the tribe was asking. They would like more information and perhaps a text amendment.
4. Legal Actions – Walter Hinchman made a motion to move to Executive Session to discuss both Legal Actions that were added to the agenda. Leah Schad seconded. Charles Boster moved that all Commission Members present and James Rabbitt, Town Planner be present at the Executive Session. Robert Blackmer seconded. All in favor.

Commission moved to Executive Session at 8:20 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved _____