

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES-SPECIAL WORKSHOP MEETING
FEBRUARY 12, 2008 – 7:00 PM-9:00 PM
POMFRET TOWN HALL**

In Attendance: Commission Members Michael Wolchesky, Ted Tsanjoures, Phil Allegretti, Maureen Nicholson, Alternates Bev Champany, Tony Amaral. First Selectman Jim Rivers. A few citizens.

I. Open Meeting – Meeting opened at 7:00 PM by Michael Wolchesky

II. Regular Meeting

a. Current Business

1. Home Occupations – Class II – This text is now being proposed as Home Based Business. Jamie Rabbitt had provided members with draft dated February 11, 2008 for Home Based Business. Review and discussion of document including number and types of vehicles and complexity of language. J. Rivers presented some language addressing variations of scale where more acreage would allow additional pieces of equipment for storage and parking. Discussion. M. Wolchesky read for the record a letter submitted by Chairman Walter Hinchman who could not be present at workshop. Additional discussion regarding acreage, screening, fuel restrictions, set-backs.
 2. Final Language Review – Accessory Apartments/Home Occupations – Class I – Discussion regarding the amount of square footage allowable for Home Occupations and use of existing outbuildings. Flexibility with $\frac{3}{4}$ vote by Commission was discussed
M. Nicholson will supply Jamie Rabbitt with changes discussed throughout workshop for incorporation into next draft. Another Workshop will be held on Wednesday, February 20, 2008 at 7:00 PM to discuss revised language. Accessory Apartments discussion was tabled to this next workshop as no revised language has been supplied.
2. Citizen's Comments – M. Wolchesky stated that he had two letters from citizens who could not attend the Workshop, but asked the letters be read into the record. He read the first, submitted by Robert Bitondi, dated February 11, 2008 that spoke against storage of commercial vehicles in rural residential zones. He also read a letter submitted by Pamela Cartledge, dated February 11, 2008 which spoke against storage of commercial vehicles in rural

residential zones. Paul Hennen commented on Walter Hinchman's letter, stated he agreed closely with his views. Ann Hennen stated she felt these amendments seemed excessive and much of it was not needed in Town. She did not understand why the Commission was going ahead with the Home Based Business language and storage of equipment. Chris Surdam asked why the Commission would need to consider Jamie Rabbitt's agreement of language. P. Allegretti commented that Jamie's opinion is considered for legal and enforceable language. Chris Surdam also asked about adding square footage for Home Occupations given relationship to size of dwelling. Murray Buttner commented that he was in agreement with Walter Hinchman's letter and Paul and Ann Hennen's comments. Another citizen asked about how the Commission came up with the number of equipment allowable. He did not think people in town wanted 10 pieces of equipment parked next to their house.

III. Adjournment – P. Allegretti made a motion to adjourn. Maureen Nicholson seconded. Meeting adjourned at 8:30 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved_____