

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
MINUTES-SPECIAL WORKSHOP MEETING  
FEBRUARY 20, 2008 – 7:00 PM-9:00 PM  
POMFRET TOWN HALL**

In Attendance: Commission Members – Michael Wolchesky, Maureen Nicholson, Ted Tsanjoures, Phil Allegretti, Robert Blackmer, Bev Champany. First Selectman Jim Rivers, Town Planner, James Rabbitt. Commission Members not present: Walter Hinchman, Leah Schad, Tony Amaral, Carolyn Hopkins. Approx. dozen citizens.

**I. Open Meeting** – Meeting opened at 7:05 PM by M. Wolchesky. P. Allegretti moved to seat Bev Champany. R. Blackmer seconded. All in favor.

**II. Regular Meeting**

a. Current Business

1. **Home Based Business** – J. Rabbitt stated he had received feedback from the last workshop. It has been incorporated into language for home-based business and is reflected in draft dated 2/19/08 which was distributed for review. Discussion regarding repair and routine maintenance, acreage, set-backs, and screening. J. Rabbitt will make any additional changes with a completion date of this week so that language may be accepted in an application form at the next regular meeting.

2. **Final Language Review – Accessory Apartments/Home Occupations** – Changes to Home Occupation language discussed at last meeting was presented in a memorandum dated 2/19/08 and distributed to Commission. Summarized and discussed. J. Rabbitt has a final draft for Accessory Apartments completed and forwarded to Attorney Zizka with comments. He will finalize this as well as Home Occupations for an application at the next regular meeting. Maureen Nicholson made a motion to apply on behalf of the Commission to the Planning and Zoning Commission for the following revisions to the Regulations: Home Based Business, Home Occupations, Accessory Apartments, Preservation of Historic Resources. Ted Tsanjoures seconded. All in favor.

2. **Citizen's Comments** – Joan Dash submitted a letter dated 2/20/08 related to concerns of soil contamination and read the same into the record. Glen Dash presented a memo dated 2/20/08 related to zoning members participation if directly or indirectly interested in issue. Paul Hennen stated that any changes to

document after a Public Hearing would require another Public Hearing. Richard Hall asked when the terminology Forestry Equipment was eliminated. Chris Surdam asked the Commission to advertise the application's intent before the Public Hearing. J. Rabbit responded that individuals determine conflict of interest and must disclose, members cannot decide for other members. Substantial changes to text would jeopardize the legal notice and would therefore require an additional hearing, minor 'wordsmithing' may not be considered substantial. Forestry Equipment was removed some time ago. Ann Hennen asked how a business of this magnitude could be run out of a home and asked the Commission to consider this.

**III. Adjournment** – T. Tsanjoures moved to adjourn. R. Blackmer seconded. All in favor. Meeting adjourned at 8:55 PM.

Respectfully submitted,

Bonnie Ryan, clerk

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