

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES – REGULAR MEETING
MONDAY, FEBRUARY 27, 2006 AT 7:00 PM
POMFRET TOWN HALL**

In Attendance: Commission Members – Michael Wolchesky, Charles Boster, Robert Blackmer, Tony Amaral, Leah Schad, Maureen Nicholson, Carolyn Hopkins, Ex-Officio Jim Rivers, First Selectman. Staff-Jamie Rabbit, Ryan Brais. Commission Members not present – Walter Hinchman, Phil Allegretti. Others present: Mr. and Mrs. Rich, Terry Chambers, KWP, Dr. Howard Levine

- I. Regular Meeting** – Michael Wolchesky opened meeting at 7:04 PM.
 - 1. Current Business**
 - a. Approve Minutes of January 23, 2006** – Robert Blackmer moved to approve minutes. James Rabbit noted that the name ‘Claude’ referenced in minutes should read ‘Glaud’. Robert Blackmer amended motion to approve minutes with corrections. Seconded by Charles Boster. All in favor.
 - b. Items to Add to Agenda** – Charles Boster made a motion to seat alternates Tony Amaral and Carolyn Hopkins. Seconded by Robert Blackmer. All in favor. Charles Boster stated he would like to add a procedural item regarding posting of joint commissions meeting. Added as item 4, Commission Business. Charles Boster made a motion to add application of John Rich under new applications. Seconded by Maureen Nicholson. All in favor.

- II. New Business**
 - 1. Acceptance of New Applications**
 - a.** John Rich, 415 Mashamoquet Road, Agricultural/Horticultural Production – James Rabbit read letter from file outlining the proposed use of property which is primarily perennial plants that are sold wholesale. Site plan was reviewed. February 27, 2006 letter from wetlands read for the record. James Rabbit submitted letter for the record with his recommendations that was read by Michael Wolchesky. Discussion. Plan to be revised to include 415 Mashamoquet only as business. Mr. Rich stated he is in concurrence with all that had been presented. Charles Boster moved to approve the application. Maureen Nicholson seconded. All in favor. None opposed.
 - 2. Citizens Comments** – None
 - 3. Correspondence**
 - a.** ZEO Report – Ryan reviewed report of permits issued. Discussion. Maureen Nicholson moved to approve ZEO Report. Charles Boster seconded. All in favor. James Rabbit advised it

may be prudent to place a caveat in land records regarding the Bosworth property that Ryan noted in his report. Charles Boster made a motion to have James Rabbit proceed with caveat with recommendations of council. Maureen Nicholson seconded. All in favor.

A letter from Ford Fay regarding Ordinance or Preservation of Open Space was noted and distributed as well as information put together by Paul Hennen of Wetlands Commission regarding fines for Wetland and Zoning Violations.

III. Commission Business

- 1. Tuft's University Agricultural Facility – Preliminary Discussion –** Terry Chambers from KWP and Dr. Howard Levine from Tuft's University were present. KWP letter to Ryan Brais was reviewed. Terry Chambers read description of activities to take place at facility. They were looking for feedback from Commission as to whether or not this was something that would be allowed within a Residential zone. Discussion. James Rabbit stated Tufts has been advised in the past to pursue Text Amendment and Special permit. Discussion. No action taken.
- 2. Review of Fines and Complaint Forms –** Discussion of Fines tabled to March meeting. Sample of Complaint Form was distributed, reviewed, and found satisfactory. Maureen Nicholson made a motion to proceed with use of Complaint Form. Leah Schad seconded. All in favor.
- 3. Proposed 2006-2007 P&Z Budget –** Proposed budget was distributed and reviewed. Maureen Nicholson made a motion to accept it for '06-'07. Charles Boster seconded. All in favor.
- 4. March 30 Meeting of all Commissions –** Charles Boster raised the concern that if the Planning and Zoning Commission had a quorum at this meeting then it should be posted as a Special Meeting. This could be true for other Commissions as well. Jim Rivers will have Sherry post a notice of Special Meeting with all Commissions to be present listed.

- IV. Adjournment –** Maureen Nicholson made a motion to adjourn. Seconded by Robert Blackmer. All in favor. Meeting adjourned at 8:55 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved _____