

**TOWN OF POMFRET
PLANNING & ZONING COMMISSION
PUBLIC HEARINGS – JULY 25, 2007**

Present: Michael Wolchesky, Vice Chairman, Charles Boster, Maureen Nicholson, Philip Allegretti, Members; Carolyn Hopkins, Alternate; James Rivers, First Selectman, James Rabbitt, Town Planner, Bruce Woodis, KWP Associates. There were also seven citizens present.

1) Rebecca Loos-40 Modock Road, Special Permit, Interior Lot. Michael Wolchesky opened the public hearing at 7:00 P.M. Bruce Woodis of KWP Associates presented plans with the proposed interior lot on the westerly side of Modock Road which is maintained by the Town of Putnam. He explained that this is a four lot re-subdivision in which two existing lots are being reconfigured and one new building lot is proposed. They have approvals from the NEDDH and the Inland Wetlands Commission. Bruce addressed the Commission's previous concern with driveway sightline. He explained that he met with Glenn Postemski, Road Foreman, who examined the proposed driveway locations. Glen wanted the brush and small trees cleared. He also wanted the stonewall removed between lots 4.1 and 4.6. Otherwise, he did not have any sightline issues. The building inspector from the Town of Putnam, who has jurisdiction over the driveway permits, also looked at the driveways proposed and had no problem with the sightlines. Bruce explained that Modock Road was very straight in this area in both directions. He explained that the traffic coming from the intersection with Stickney Road would have come to a complete stop and would be traveling much slower. Bruce brought up the open space or in lieu of open space issue. He submitted an appraisal done for the new lots. The total value of the lots would be \$224,000 times 10% would be \$22,400 or \$7,467 per lot to be collected at the time of sale.

Jamie Rabbitt felt the appraisal was comparable and reasonable. Jamie mentioned five items that he felt should be conditions: 1) Sightline easements, including grading and maintenance rights, should be filed with the Town for the proposed driveway. All easements to be shown on the plans; 2) Sightline as built should be submitted before a building permit is issued; 3) Mylar maps should not be signed off on until the Town of Putnam signs off on the driveway permit; 4) The applicant should quit claim the frontage to the Town of Pomfret for highway purposes; and 6) The plans need to be modified to reflect proper acreage. Bruce mentioned that driveway applications should be made with both the Town of Putnam and the Town of Pomfret.

The Commission members then discussed the issue with the sightline on lot 4.1 and that it doesn't comply with the subdivision regulation requirements. Chuck Boster felt our engineer should check the sightline issue and give his opinion. More discussion followed regarding this issue. Phil Allegretti moved to close the public hearing and Maureen Nicholson seconded. Motion was duly approved. The public hearing closed at 7:20 P.M.

2) Rebecca Loos-40 Modock Road, 4-Lot Subdivision. Michael Wolchesky opened the public hearing at 7:20 P.M. Bruce Woodis explained again that this is a 4 lot re-subdivision with one interior lot. NEDDH and the Inland Wetlands Commission have already approved. He felt that they had demonstrated sufficient sightline. Jamie Rabbitt mentioned that the same conditions should be met with one extra condition: A \$10,000 surety bond should be submitted for the proposed sightline improvements prior to the signing and recording of the Mylar. Discussion took place regarding the surety bond. Phil Allegretti moved to close the public hearing and Maureen Nicholson seconded. The motion was duly approved and the hearing was closed at 7:25 P.M.

