

**TOWN OF POMFRET  
PLANNING & ZONING COMMISSION  
MINUTES – REGULAR MEETING  
MONDAY, JANUARY 23, 2006 AT 7:00 PM  
POMFRET TOWN HALL**

In Attendance: Commission Members-Walter Hinchman, Michael Wolchesky, Phil Allegretti, Charles Boster, Leah Schad, Tony Amaral, Robert Blackmer. Staff-James Rabbitt, Ryan Brais Members not Present: Maureen Nicholson, Carolyn Hopkins

- I. Regular Meeting** – Meeting was opened at 7:05 PM by Walter Hinchman
- a. Approve Minutes of December 19, 2005 – Michael Wolchesky made a motion to approve the minutes of December 19 as written. Seconded by Phil Allegretti. All in favor. Minutes approved.
  - b. Items to Add to Agenda – Walter stated he would like to add discussion item regarding procedure to enact fines for violation. So Moved by Robert Blackmer. Leah Schad seconded. All in favor. Item added to III. 2.

Walter welcomed Tony Amaral as a member of Commission. Phil Allegretti made a motion to seat Mr. Amaral for Maureen Nicholson. Seconded by Michael Wolchesky. All in favor.

- II. New Business**
1. Acceptance of New Applications
    - a. John Rich, 415 Mashamoquet Road, Home Occupation – Applicant looking to open a small agricultural and landscaping business. There will be no retail sales involved. Walter Hinchman read business description from file. Review and discussion. Some members felt this would be a use of right under Rural Residential zone and does not require an application. Discussion. James Rabbitt stated that additional information would allow better evaluation. Discussion. Walter Hinchman made a motion to accept the withdrawal of application as this is not a Home Occupation and reference of such was not the fault of applicant, and that a new application to be submitted for February meeting will have the fee waived. Robert Blackmer seconded. All in favor. Applicant submitted written request to withdraw this application for file.
    - b. Sandra Gauvin, 9 Rich Road, Home Occupation – Application for home occupation as a baker. All product will be delivered to retail or wholesale distributors. No retail sales from property. Walter Hinchman read and reviewed all file contents. Review of checklist for Home Occupations completed verbally, clarifying intentions of business. Discussion. Applicant asked for waiver of site plan. Walter Hinchman made a motion to waive site plan requirement. Seconded by

Robert Blackmer. All in favor. Walter Hinchman made a motion to approve the application of Sandra Gauvin, 9 Rich Road. Seconded by Phil Allegretti. All in favor.

- c. Tara Mahoney, 39 Wrights Crossing Road, Home Occupation – Application for an on-line business doing photo enhancement via the internet and e-mail. Application read and reviewed by Walter Hinchman. Review of checklist for Home Occupations completed verbally, clarifying intentions of business. Applicant requested waiver of site line requirement. Phil Allegretti made a motion to waive the site line requirement. Seconded by Leah Schad. All in favor. Walter Hinchman made a motion to allow on-line business for photo enhancement for Tara Mahoney, 39 Wrights Crossing Road, contingent upon letter from property owner. Michael Wolchesky seconded. All in favor.
2. Citizen's Comments – Ford Fay submitted a letter regarding item III. 1. on agenda – preliminary review of Lehto subdivision. Walter read the letter for the record. He stated there is currently no application before the Commission for this subdivision. Charles Boster requested a copy of the letter be mailed to all members and made part of the record of meeting. (Attachment A).
3. Correspondence
  - a. ZEO Report – Ryan Brais reviewed each item on his report for Commission. Charles Boster stated he would like a report back from ZEO and staff regarding complaint forms.

Commission reviewed notice from Town of Killingly regarding 5-lot subdivision proposed for the corner of Lake and Cotton Bridge Road, abutting Pomfret. A letter will go out to Killingly acknowledging receipt of notice.

### **III. Commission Business**

1. Greg Glaud, Lehto subdivision, preliminary review – Walter Hinchman stated he had nothing submitted from Greg Glaud. He stated this could be an unusual subdivision due to access being through the Town of Brooklyn. James Rabbitt stated he has done some research regarding access. Discussion.
2. Fines for Wetlands and Zoning violations – Charles Boster had completed a written memorandum regarding the same. A copy will go out to all Commission members. Some discussion. No action taken.

**IV. Adjournment** – Michael Wolchesky made a motion to adjourn. Seconded by Phil Allegretti. All in favor. Meeting adjourned at 9:30 PM.

Respectfully submitted,  
Bonnie Ryan, clerk

date approved\_\_\_\_\_