

**TOWN OF POMFRET
PLANNING & ZONING COMMISSION MINUTES
MEETING OF JULY 25, 2007**

Present: Michael Wolchesky, Vice Chairman, Maureen Nicholson, Charles Boster, Philip Allegretti, members; Carolyn Hopkins, alternate; James Rivers, First Selectman, James Rabbitt, Town Planner, Bruce Woodis, KWP Associates, and seven citizens. Absent: Walter Hinchman, Chairman, Leah Schad, Robert Blackmer, members, and Anthony Amaral, alternate.

I. Regular Meeting: Michael Wolchesky opened meeting at 7:25 P.M. Phil Allegretti moved to seat alternate, Carolyn Hopkins. Maureen Nicholson seconded and the motion carried all in favor.

1. Current Business

A. Rebecca Loos-40 Modock Road, Special Permit, Interior Lot. Mike Wolchesky moved to approve the application of Rebecca Loos with the five (5) conditions recommended by Jamie Rabbitt (see addendum #1). Phil Allegretti seconded and a short discussion followed. Chuck Boster stated that he was opposed due to the sightline issue. The motion was voted on and approved with Chuck opposing.

B. Rebecca Loos-40 Modock Road, 4 Lot Re-Subdivision. Phil Allegretti moved to approve the application with the seven (7) conditions set out by Jamie Rabbitt (see addendum #2). The motion was voted on and approved with Chuck Boster opposing.

2. Workshop

A. Accessory Apartments-Mike read the minutes from the last workshop. Discussion took place regarding the requirement for an interconnected doorways and one service meter. The majority of the members felt there were too many restrictions. Jim Rivers felt a few controls were enough such as the number of bedrooms and size to keep it from becoming an apartment to raise money. A long discussion followed regarding these issues and the number of parking spaces required, the detached unit restrictions, and the accessory verses the in-law apartment. Chuck mentioned material he had submitted dated 07/19/07 that could be of use.

B. Equipment Storage-Mike read the minutes from the last workshop. The main items of issue at the last workshop were the list of equipment and the set backs. Jamie voiced his concern over broadening the list of equipment. Phil voiced his concern regarding the person what doesn't have a home occupation but may need to store equipment for his use. Discussion followed regarding the issue of equipment storage by a landowner or a very small business owner. Chuck felt there may be environmental issues that need to be addressed. Chuck was also concerned that these homes are designed for cars to be parked in and backed out of, not the size of these trucks. Discussion followed regarding these issues.

C. Home Occupations-Mike read the minutes of the previous workshop. Discussion took place regarding the criteria suggestion. The issues of what do you allow and what do you consider a "home occupation" were discussed. Chuck mentioned that he still was very concerned about the possible environmental issues. Jamie brought up the issue of changing the character of the neighborhood. Maureen felt they should think about some of the retail places in Town that have worked very well.

D. Citizens Comments-Chris Surdam felt the independent truckers should be considered regarding equipment storage. She felt they shouldn't restrict who can have fuel storage and who can't. You can restrict the types of chemicals and have the Fire Marshal approve them. Beverly Champany was concerned about caretaker's quarters. She felt the limit of one truck would be too restrictive. Katarina Rutkowski was concerned that large diesel trucks in

certain temperatures could be running all night. She was very concerned about hazardous materials and environmental issues. She felt these had not been addressed. Katarina felt they should be concerned about the noise regarding the storage of equipment but they don't seem to be concerned. She felt there should be adequate set backs for the noise and if there is a hazardous spill. She felt the traffic of large trucks and equipment should be an issue. This type of traffic doesn't belong in a residential area. Katarina felt the noise of some of these home occupations could disturb the quality of life in a residential area. She felt that the Planning & Zoning Commission has the responsibility to ensure the health, welfare and safety of the citizens of Pomfret. She was against hair salons due to contamination of chemicals into the groundwater.

II. Adjournment: Phil moved to adjourn and Maureen seconded. The meeting duly adjourned at 9:30 P.M.

Respectfully submitted,

Cheryl A. Grist, Clerk

Addendum #1

James Rabbitt, Town Planner

Rebecca Loos-40 Modock Road, Special Permit, Interior Lot

Five (5) Conditions Recommended:

1. The applicant shall file sightline easements (including grading and maintenance rights) with the Town of Pomfret for the proposed driveway. All easements shall be shown on the plans.
2. No building permit shall be issued until a sightline demonstration as-built is received and approved by staff.
3. Prior to the signing and recording of the mylars, the applicant must submit documentation from the Town of Putnam approving the driveway locations as shown on the subdivision plans.
4. The applicant must quit claim the frontage to the Town of Pomfret for highway purposes.
5. The applicant shall modify the plans to correctly reflect the proper acreage.

Addendum #2

James Rabbitt, Town Planner

Rebecca Loos-40 Modock Road, 4 Lot Re-subdivision

Six (6) Conditions Recommended:

1. The applicant shall file sightline easements (including grading and maintenance rights) with the Town of Pomfret for the proposed driveway. All easements shall be shown on the plans.
2. The applicant shall submit a \$10,000 surety for proposed sightline improvements prior to the signing and recording of the mylars.
3. No building permit shall be issued until a sightline demonstration as-built is received and approved by staff.
4. Prior to the signing and recording of the mylars, the applicant must submit documentation from the Town of Putnam approving the driveway locations as shown on the subdivision plans.
5. The applicant must quit claim the frontage to the Town of Pomfret for highway purposes.
6. The applicant shall modify the plans to correctly reflect the proper acreage.
7. A fee in lieu of Open Space in the amount of Seven thousand four hundred dollars, (\$7,400.00) for each of the three new lots, totaling twenty-two thousand two hundred dollars (\$22,200.00) shall be paid to the Town at the time of sale for each of the three lots.