

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

In Attendance: Commission Members – Walter Hinchman, Robert Blackmer, Charles Boster, Phil Allegretti, Maureen Nicholson, Leah Schad, Ex-Officio Jim Rivers, First Selectman. Others present – James Rabbit, Town Planner, Ryan Brais, ZEO, Ford Fay. Commission Members Not Present – Michael Wolchesky, Tony Amaral, Carolyn Hopkins

- I. Regular Meeting** – Meeting opened at 7:00 by Walter Hinchman
 1. Current Business
 - a. Approve minutes of February 27, 2006 – Walter Hinchman noted a grammatical change to minutes. Robert Blackmer made a motion to accept as amended. Seconded by Charles Boster. All in favor. Phil Allegretti abstained, not at February meeting.
 - b. Item to Add to Agenda – Walter Hinchman stated he would like to add miscellaneous comments and articles to Commission Business. Jim Rivers requested the addition of First Selectman’s Comments to New Business. R. Blackmer made a motion to add both items to agenda. Seconded by P. Allegretti. All in favor.

- II. New Business**
 1. Acceptance of New Applications – None
 2. Citizen’s Comments – None
 3. Correspondence
 - a. ZEO Report – Ryan Brais made report available to Commission and reviewed any permits issued in past month.
 4. First Selectman’s Comments – Jim Rivers stated that he has received comments and suggestions from citizens regarding the current zoning regulations. Two areas have come up most often: 1. Lack of provision for non-conforming commercial property once previous business vacated. Discussion. James Rabbit stated that once a commercial use vacates the property commercial use can come back in as long as it is similar or lesser than previous use. Abandonment is a separate issue. Discussion. 2. In-Law apartments – Discussion of in-law apartments and multi-family use. Some discussion of ways regulations could be revised to allow for in-law type apartments.

- III. Commission Business**
 1. Discussion – Fines – Charles Boster stated that enforcement of fines is allowed by State Statute if someone does not conform to Regulations and ZEO request. In order to do so, the Commission must follow statute and be within town Ordinance. Charles Boster distributed a hand-out to

Commission that outlined some possible Options for establishing penalties for violations. Discussion.

2. Miscellaneous Comments and Articles – Walter Hinchman presented an article he had come across regarding the removal and sale of many stonewalls within Connecticut. It stated that some area towns are charging for a permit for walls to be removed. Walter also presented information he had received regarding some upcoming workshops regarding land use. The Joint Land Use Forum scheduled for March 30 was discussed. Walter will do presentation for Planning and Zoning highlighting Roles and Duties of P&Z, highlights of things currently dealt with, and some historic perspective of Planning and Development.

Charles Boster stated that there are many discontinued or abandoned cemeteries in town with no provision for care. Zoning seems like it may be a way to protect them. Walter will work with Chuck to look into this further. Mr. Boster also asked Ryan about some construction he has seen at Wetherbee and Paine Road. He also had questions regarding the driveway on Mashamoquet Road where Pearce Properties is building. Discussion.

- IV. Adjournment** – Maureen Nicholson made a motion to adjourn. Seconded by Robert Blackmer. Meeting adjourned at 9:15 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved _____