

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES – REGULAR MEETING
MONDAY, MAY 22, 2006 AT 7:00 PM
POMFRET TOWN HALL**

In Attendance: Commission Members – Walter Hinchman, Charles Boster, Leah Schad, Phil Allegretti, Robert Blackmer, Michael Wolchesky, Maureen Nicholson, Antonio Amaral, Ex-Officio Member Jim Rivers, First Selectman. Staff-James Rabbit, Town Planner, Ryan Brais, ZEO. Others present-Beverly Mountford, Walter Kunzeman, Lincoln Mayo.

- I. Regular Meeting** – Meeting opened at 7:05 by Walter Hinchman.
1. Current Business
 - a. Approve Minutes of April 24, 2006 – Phil Allegretti noted that under Commission Business regarding the Mashantucket Pequot plan that the remainder of sentence after ‘Bunkhouses are not auxiliary use’ should be deleted. Robert Blackmer made a motion to approve minutes with correction. Seconded by Leah Schad. All in favor.
 - b. Items to Add to Agenda – Walter Hinchman had two items to add: 1.) Date of June meeting. 2.) Executive Session – Station Enterprises. Jim Rivers also had two items to add: 1.) School Parking lot discussion. 2.) Correspondence – Letter to submit. He also stated that he had a statement to make at the start of the Executive Session and would then excuse himself from the same. Phil Allegretti made a motion to add all items. Seconded by Maureen Nicholson. All in favor.
- II. New Business**
1. Acceptance of New Applications
 - a. RLB/PAB, Mashamoquet & Covell Road, Resubdivision – Plans were submitted. Conceptual wetlands approval at this point, not final. Commission accepted the application and will schedule a public hearing for June.
 - b. Colonial & Federal Development, 249 Mashamoquet Road, 3-lot subdivision and Special Permit, Interior Lot – Mark Sullivan, engineer submitted plans. The rear lot will need approval before the subdivision can be approved. They are proposing 3 lots on a fifteen – sixteen acre parcel. A public hearing will be scheduled for June for the Interior Lot.
 - c. Mashantucket Pequot Tribal Nation, Text Amendment – Walter Kunzeman, planner for the Tribe, reviewed what they would like to accomplish with the amendment. They are looking for use as an educational type facility for children of members. They feel this amendment would be beneficial to the town as it would

allow for corporate retreat type centers. He would be happy to meet with Jamie to review proposed changes for any input.

Walter Hinchman asked Mr. Kunzeman to supply definition of Retreat Center as this would be needed for the Regulations. A public hearing will be scheduled for June.

- d. Beverly Mountford, 436 Deerfield Road, Home Occupation – A home real estate office is proposed. There will be no other agents working from the office. Review and discussion. Robert Blackmer made a motion to approve the Home Occupation application of Beverly Mountford for use of 160 sq. ft. of existing dwelling as a home office. Maureen Nicholson seconded. All in favor.
2. Citizen's Comments – Lisa and Martin Hart are purchasing 590 Pomfret Street. They had a list of steps necessary to approve a free split and asked commission to review to ensure the right path is being taken. Jamie reviewed steps and thought they looked appropriate.
3. Correspondence
 - a. ZEO Report – Ryan Brais reviewed any permits issued or denied in the past month. Regarding the driveway at 190 Mashamoquet Road the 3% grade has not been met. D.O.T. was to meet with the excavator to review. It had been determined that 8% would be acceptable. Discussion. Charles Boster stated he would like an application for a modification of approved subdivision regardless of letter from DOT, or have driveway corrected to meet original plan. Ryan will convey this to applicant.

III. Commission Business

1. Correspondence – Letter from Jim Rivers – Jim Rivers read and submitted a letter dated 5/10/06 regarding Station Enterprises, excluding himself from all further discussion other than what is public knowledge. He stated he does have two exit comments to make at the Executive Session and will then excuse himself.
2. School Parking Lot – There is money in the budget to modify the current lot. Jim has been to Conservation and Wetlands. Drawing showing proposal was reviewed. He was here tonight looking for feedback. Discussion regarding the lighting and what best option might be. No action taken.
3. June Meeting date – Walter Hinchman will be leaving town for the summer in mid-June. He will be unavailable for the June 26th meeting. A Special Meeting will be scheduled for June 12, 2006. The June public hearings scheduled tonight will all be held at the June 12 meeting to be held at the Pomfret Community School Cafeteria at 7:00 PM. Phil Allegretti made a motion to change the June meeting date to the 12th. Charles Boster seconded. All in favor.
4. Executive Session – Station Enterprises – Charles Boster made a motion that Commission move to Executive Session with all Commission

members shown as present and James Rabbit, Town Planner to be present. Maureen Nicholson seconded. Michael Wolchesky excused himself as he is an abutter. All in favor.

IV. **Adjournment** - Commission moved to Executive Session at 9:40 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved_____