

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES – SPECIAL WORKSHOP MEETING
THURSDAY, MAY 31, 2007 – 7:30 PM – 9:00 PM
POMFRET COMMUNITY SCHOOL AUDITORIUM**

In Attendance: Commission Members – Walter Hinchman, Michael Wolchesky, Robert Blackmer, Maureen Nicholson, Carolyn Hopkins, First Selectmen Jim Rivers.
Approximately 12 citizens. Commission Members not present: Phil Allegretti, Leah Schad, Charles Boster, Tony Amaral

I. Open Meeting – Meeting opened at 7:50 PM by Walter Hinchman

II. Current Business

1. Accessory Apartments – James Rabbitt had submitted draft language for Commission members review. W. Hinchman read the proposals into the record. Discussion regarding extended family occupied, interior/exterior doorways, lot size, parking, defining family vs. accessory use. Language will go back to J. Rabbitt with notes from this evening for review and modification.

III. New Business

1. Forestry Equipment Storage – Walter Hinchman stated he would like to see the language proposed broadened to include such things as a heavy equipment owner and that type of thing. His feeling was that if language is narrowed to Forestry someone with equipment such as a bulldozer or other large pieces of equipment will later be back in front of the Commission at a later date. Discussion. R. Blackmer and M. Wolchesky agreed with suggestion to broaden the language. Discussion. Consensus that this is an area that needs to be addressed but should be expanded to more general use as opposed to one industry. J. Rabbitt will be asked to re-work the proposed wording to include other types of heavy equipment.

2. Home Occupations – W. Hinchman referred to a list of customary uses for Home Occupations. He suggested he would like to broaden the wording to include out-buildings. Possibility of allowing a new building to be built discussed. R. Blackmer suggested using a list of criteria that the Commission would like to see for a Home Occupation, allowing them to determine if a Home Occupation applicant meets that criteria. This would eliminate the need for the Commission to list every type of Home Occupation that could be allowed. Some sample wording will be sent to J. Rabbitt for review.

3. Citizens Comments – David Abbamonte stated he would like a list of the types of equipment allowed to be provided to Mr. Rabbitt for review. Katerina Witkowsky asked about not allowing in-law apartments on non-conforming lots – what if the footprint was not expanded or if set-back requirements could still be met. She also had concerns about one of the occupants having to be related to the main home-owner. She also had some concerns with machine-shop type Home Occupations where solvents would be used as these could be hazardous. Chris

Surdam stated that solvents that are allowed up to 'customarily stored by average homeowner' should not be a problem. He felt the Home Occupations should be taxed at the Commercial Tax rate, things put in writing should be enforceable, and he stated he was impressed with the Commission's efforts. Ford Fay submitted his comments in writing for the Commission review. Carol Rogers stated that the Equipment Storage proposal is not so much an issue of lot size, but of set-backs, buildings, noise, and access. These would need to be looked at.

IV. Adjournment – Maureen Nicholson made a motion to adjourn. Robert Blackmer seconded. Meeting adjourned at 9:25 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved_____