

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES – SPECIAL MEETING
MONDAY, NOVEMBER 19, 2007 AT 8:30 AM
POMFRET TOWN HALL**

In Attendance: Commission Members – W. Hinchman, C. Hopkins, M. Wolchesky, M. Nicholson, T. Tsanjoures, T. Amaral. Town Planner J. Rabbitt, First Selectman J. Rivers. Few citizens.

I. Open Meeting – Meeting opened at 8:30 AM by W. Hinchman

1. Current Business

a. Keith Wilcox, 53 Tyott Road, 2-lot subdivision – Terry Chambers with KWP was present to represent applicant. Certified mailing receipts were submitted along with a copy of the letter and tax map. Mr. Chambers presented a site development plan and an additional set of plans. Earlier plans showed the free split taken previously. A copy of deed was submitted and explained. Mr. Chambers gave a review of the maps and a property history. A conservation easement of .96 acres is proposed to the left of lot 3. This would be contiguous with an easement given earlier. Mr. Chambers stated they were requesting a waiver for the street trees. Discussion. **W. Hinchman made a motion to seat alternates Carolyn Hopkins and Tony Amaral. M. Nicholson seconded. All in favor. W. Hinchman made a motion that the street tree requirement in section 9.11 of the subdivision regulations be waived due to the wooded nature of the property. M. Wolchesky seconded. All in favor.** Discussion regarding Open Space or fee in lieu of. The consensus of Commission that a fee in lieu of open space was applicable to this application. Based on the purchase price a fee of \$6,150 per lot was discussed. W. Hinchman made a motion to approve the application with a fee in lieu of open space of \$6,000 per lot and a submission of deeds of merger for the two small pieces shown on the plan. M. Nicholson seconded. Some discussion. M. Nicholson withdrew the second. Keith Wilcox suggested a fee of \$5,000. per lot Discussion. Mr. Wilcox stated that a \$6,000 fee in lieu of open space would be acceptable. T. Chambers stated that if the fee is required the .96 conservation easement will come off the plans. J. Rabbitt recommended three conditions for the application: 1. Deed of Merger be filed with the Town for the two small pieces on the westerly edge of property. 2. Percentage of appraised value at \$120,000 would equal \$6,000 per lot for fee in lieu of open space to be paid upon transference of each lot. 3. Removal of approximately .96 acres of conservation easement will be removed from plans. 4. \$10,000 in surety will be posted for site line and road improvements. **W. Hinchman made a motion to approve the application with the four conditions recommended by J. Rabbitt. M. Nicholson seconded. All in favor. Application approved with 4 conditions.**

b. Schedule Workshop Meeting – Brief discussion to schedule next workshop meeting. It was determined that the next one will be held on Tuesday, December 4, 2007 from 7:00 PM to 9:00 PM at the Town Hall.

II. Adjournment – M. Wolchesky made a motion to adjourn. M. Nicholson seconded. Meeting adjourned at 9:50 AM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved _____