

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
MINUTES – SPECIAL WORKSHOP MEETING
MONDAY, OCTOBER 15, 2007 – 7:00 PM – 9:00 PM
POMFRET TOWN HALL**

In Attendance: Commission Members – Walter Hinchman, Phil Allegretti, Carolyn Hopkins, Maureen Nicholson, Leah Schad, Robert Blackmer. First Selectman James Rivers, Town Planner Jamie Rabbitt. Approximately 10 citizens. Commission Members not present: Michael Wolchesky, Charles Boster, Tony Amaral.

I. Regular Meeting

1. Current Business – Walter Hinchman opened the meeting at 7:05 PM. He stated that at this point these Workshops presented the Commission with two tasks: determine language generally acceptable to the Commission and determine if the language was good for the Town of Pomfret. No approval levels have been reached as yet by the Commission and once that happens the text will go to Public Hearing before anything is voted upon.

He then asked to change the order of discussion – addressing Home Occupations and Accessory Apartments first in that a consensus could probably be arrived at. Equipment Storage and Cemetery Regulations, if time allowed, would follow.

a. Home Occupations – J. Rabbitt distributed a modified draft and reviewed the changes made as discussed at the last meeting. Discussion included square footage, existing buildings and size allowed for Home Occupation use, vehicle size and amount allowed, hazardous waste and definition of retail. Some minor changes were discussed for Jamie to complete.

b. Accessory Apartments – J. Rabbit distributed a modified draft and reviewed the changes made as discussed at the last meeting. Discussion concerning acceptable structures, parking, family definition. The consensus of the Commission was that this proposal was agreeable with a few small changes as discussed.

J. Rabbitt will complete non-redline drafts of these proposals for review at the next meeting and submit the language to Attorney Zizka for review.

2. Citizens Comments – W. Hinchman asked for comments from citizens regarding these two proposals or comments on what was previously reviewed regarding Equipment Storage. Chris Surdam suggested using the following language to clarify allowable retail: Sales on site will be limited to products produced by the proprietor and their employees from raw materials. Carol Rogers stated some punctuation changes may help clarify some areas. She asked about the Accessory Apartments being allowed in the RR and PSR zones – what about the other zones in Town. Richard Hall was concerned with the use of ‘Rural Preservation Zone’ regarding Equipment Storage. He felt it was more of a floating Commercial Zone. J. Rabbitt stated he had been trying to reflect previously stated concerns in preserving large tracts of land and the need of some commercial use in order to preserve. The language is not cast in concrete. Mr. Hall was concerned about traffic on secondary roads and felt it should be called Rural Residential/Commercial

Floating Zone. David Abbamonte stated he also felt Rural Preservation Zone was misleading. The current language seems greatly expanded from what originally came forth. He felt residential subdivisions should be off-limits to any commercial activity. Ford Fay requested the Commission or the First Selectman bring in an expert on floating zones. Carol Rogers stated she echoed the sentiments she had been hearing. The name is misleading. If the Commission felt added Commercial was needed in Town, why not look at expanding some existing Commercial zones, or looking at nonconforming use. She also asked that shared drives be considered as well as site lines and secondary roads being issues for large vehicles.

The next regular Planning and Zoning Meeting is on October 22, 2007 at the Town Hall. Further discussion will continue at that time if time allows.

III Adjournment – P. Allegretti moved to adjourn. R. Blackmer seconded. All in favor. Meeting adjourned at 9:10 PM.

Respectfully submitted,

Bonnie Ryan, clerk

Date approved _____

