

**TOWN OF POMFRET
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, OCTOBER 27, 2008 AT 7:00 PM
POMFRET TOWN HALL**

In Attendance: Commission Members Walter Hinchman, Michael Wolchesky, Phil Allegretti, Maureen Nicholson, Leah Schad, Robert Blackmer, Ted Tsanjoures, Alternates Tony Amaral, Beverly Champany. Staff-James Rabbitt, Ryan Brais. First Selectman James Rivers.

I. Regular Meeting

1. Current Business – Meeting opened at 7:05 by W. Hinchman
 1. **Approve Minutes of September 22, 2008** – M. Nicholson motioned to approve minutes as presented. T. Tsanjoures seconded. All in favor. L. Schad abstained.
 2. **Items to Add to Agenda** – W. Hinchman stated he would like to add the 2009 Meeting Schedule, Discussion Land Use Office, Town of Brooklyn Correspondence for a Text Change. M. Nicholson motioned to add these items to Commission Business, numbers 4, 5, and 6, moving Citizen’s Comments to 7. P. Allegretti seconded. All in favor.

II. New Business

1. Acceptance of New Applications
 - a. **Al Paine, Jr., Kathleen A. Paine, Travis and Kristen Paine, 17 Johnson Road, Resubdivision** – Robert Messier was present for the applicant. He requested a Public Hearing be scheduled for this resubdivision. The application is pending in Wetlands. They are proposing one new lot from a 47 acre parcel for son and daughter-in-law. M. Nicholson moved to schedule a Public Hearing on November 24, 2008 at 7:00 PM at the Pomfret Town Hall. L. Schad seconded. All in favor.
 - b. **Laurelwood Acres/William and Claudia Abbott, Angel Road, Resubdivision** – Robert Messier was present for the applicant. Certified copies of mailings were presented. Lots on Angel Road have been done in the past. This resubdivision is the remainder of land on Angel Road of what is now the Abbott property. They are proposing two 10 acre lots. They have Wetlands approval. W. Hinchman moved to schedule a Public Hearing on November 24, 2008 at 7:15, immediately following the first hearing, at the Pomfret Town Hall. M. Nicholson seconded. All in favor.
2. **Citizen’s Comments** - None
3. **Correspondence**
 - a. **ZEO Report** – R. Brais distributed and reviewed report of past month. He did reach the owner regarding the extra billboard on Route 44 and the sign has been removed. Some discussion.
W. Hinchman reviewed information regarding upcoming pertinent Workshops. He also referenced a letter dated September 26, 2008 from OPM regarding updating Plans of Conservation and Development. Some discussion. He also had available a copy of ‘Management of Conservation Easements’ – a booklet available from the recent workshop hosted by the Conservation Commission. Brief discussion. W. Hinchman also had correspondence from C. Olsen regarding the appeal by Paul Hennen

against the Home Based Business Text Amendment. A motion to dismiss will be heard on October 27th. Brief review. Walter also noted that no response has as yet been received regarding the FOI hearings this past spring.

III. Commission Business

1. **Gift of land from Colonial & Federal Development-35'x200' along Westerly side of Grange/Senior Center** – J. Rivers stated this piece is along the West side of the Senior Center. It will be a boundary adjustment, gifting land to the Town and a deed of merger will be filed for the Senior Center. An easement will also be clarified for the current owner, allowing him access to his property in the rear, and in exchange he will grant an easement to the Town along his easterly border which will allow access to the Airline Trail. Walter Hinchman made a motion that the Commission would agree that this boundary adjustment will not constitute a resubdivision requiring PZC approval and that piece will become an undivided portion of adjacent land of grantee Town of Pomfret, that there is no violation of the Conservation Easement dated 11/18/06 as recorded in Vol. 264, Pg. 221, and that the conveyance is not subject to the fee in lieu of open space payment as per the caveat recorded in volume 270, page 208. B. Blackmer seconded. All in favor. W. Hinchman made a motion that the Planning and Zoning Commission approve the acceptance of parcel. B. Blackmer seconded. All in favor.
2. **Gift of Development Rights - .50 acres on Cheney Road from S. Molinar and J. Smith-** J. Rivers stated that the owners wanted to gift the development rights to the Town. There are no buildings on the lot. Some discussion. W. Hinchman made a motion that the Commission approves acceptance of the development right of the Cheney Road parcel. M. Wolchesky seconded. All in favor.
3. **Discussion – New utility lines on unimproved Town roads** – J. Rivers stated that CL&P will no longer clear a lane for utility lines on unimproved roads. The Town will not cut these lanes and absorb this cost. He has spoken with CL&P who have put this policy into effect as of October 8, 2008. The Planning and Zoning Commission and other land use offices need to be aware and notify owners when any subdivision or building permits come in for these areas.
4. **Land Use Office** – The Planning and Zoning Office has moved into the office where Inland Wetlands has been located. These two offices will combine as the Land Use office. Lynn Krajewski is the new Wetlands Clerk. Both areas now also share the same phone number of 974-9135.
5. **Town of Brooklyn. Text Change** – W. Hinchman had a notice from Brooklyn that they were applying for a text change regarding elderly housing, redefining elderly to be age 55 and over. There were no concerns by the Commission.
6. **2009 Meeting Schedule** – Review of proposed schedule for 2009. Meetings are still listed as the fourth Monday of each month. W. Hinchman suggested no meeting be scheduled for December, but a notation made that one will be scheduled if needed. M. Nicholson motioned to approve the schedule as presented with the amendment regarding December. L. Schad seconded. All in favor.
7. **Citizen's Comments** - None

IV. Adjournment – M. Wolchesky moved to adjourn. T. Tsanjoures seconded. All in favor. Meeting adjourned at 8:50 PM.

Respectfully submitted,
Bonnie Ryan, clerk
Date approved _____