

**TOWN OF POMFRET  
PLANNING AND ZONING COMMISSION  
MINUTES-SPECIAL WORKSHOP MEETING  
MONDAY, SEPTEMBER 17, 2007 – 7:00 PM-9:00 PM  
POMFRET TOWN HALL**

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

**I. Regular Meeting** – Meeting opened by Michael Wolchesky at 7:08 PM.

1. Current Business

- a. Accessory Apartments – James Rabbitt distributed draft dated September 17, 2007 of language addressing In-Law and Caretaker apartments by Special Permit. Items reviewed and discussed. Concerns included clarification of conforming/nonconforming lot size, parking concerns, defining “family”, multi-family vs. in-law, frequency of special permit renewal.
- b. Home Occupations – J. Rabbitt distributed draft dated September 17, 2007 of language addressing Home Occupations. Review and discussion. Concerns discussed included square footage allowed, defining retail sales.
- c. Equipment Storage – James Rabbitt distributed draft dated September 17, 2007 of language addressing Rural Preservation Zone. He provided an overview of the use of this zone. Some discussion. The Commission will review this material for further discussion at their next regular meeting of September 24, 2007.
- d. Cemetery Regulations – Tabled to meeting of Sept. 24, 2007.

2. Citizen’s Comments – Chris Surdam agreed with detached accessory apartments being allowed by Special Permit without the additional acreage when the building is existing. He did not feel the size of a Home Occupation should be tied to the size of the house. Katarina Rutkowski felt the definition of family should be massaged somewhat. She did feel the number of persons living in an in-law or caretaker apartment should be specified. She stated she hasn’t heard discussion of Home Occupations address the residential character of the neighborhood. She stated storage of farm equipment was exempt in Connecticut but not storage of commercial equipment. She had concerns with hazardous materials which were identified but not regulated. Carol Rogers would like to see some type of elevation considered concerning in-law apartments. She felt difficulties could arise when a residential use becomes a commercial use. Ann Hennen stated proposed changes should be handed out to the public. She also commended the Commission for taking on this difficult job.

**II. Adjournment** – Charles Boster moved to adjourn. Maureen Nicholson seconded. All in favor. Meeting adjourned at 9:30 PM.

Respectfully submitted,  
Bonnie Ryan, clerk

Date approved \_\_\_\_\_