

**TOWN OF POMFRET
INLAND WETLANDS AND WATERCOURSES COMMISSION
MINUTES FOR MARCH 6, 2024 @ 7:00 PM
COMMUNITY CENTER**

1. Open Regular Meeting – Called to order at 7:10pm

2. Roll Call - Present: P. Safin, J. Rowley, N. McMerriman, J. Folsom. **Staff:** R. Brais, J. Rabbitt (arrived at 7:20pm). **Absent:** D. St. Martin, J. Bergendahl, J. Stoddard, W. Gould, A. Howe.

3. Seat Alternates – None.

4. Items to add to the agenda – None.

Note: J. Rabbitt was running late and arrived at approximately 7:20pm. Item 5.A. was tabled until he arrived. The Commission continued with items 6 through 18.B., then returned to item 5.A.

5. Pending Applications:

A. **H. Douglas Porter for Plan Well, LLC., 697 Pomfret St.** Build an addition on the WHZ office building. Addition is between the existing two buildings. Addition is 38' x 38' x 18'. Addition does not get closer to the wetlands than the existing building. (Fees have been paid and three maps have been submitted for the file.)

Sarah Blake of WBA presented plans prepared by CHA Consulting, Inc. Staff and commission members advised Ms. Blake of the following deficiencies with the plans and the application:

- The plans were not signed by the preparer.
- The plans were drawn in 2023 and were “marked-up” by others to show the proposed addition; that prepared plans are intellectual property of the preparer and cannot be marked-up and submitted to the Commission without the preparer’s written authorization.
- The plans must show existing topography and proposed grading.
- The plans must show a soil stockpile area, erosion and sediment controls, proposed changes to the traffic flow, additional parking if needed along with stormwater control design for the added impervious area.
- Additional bathrooms are proposed which requires a B-100a from the Northeast District Department of Health. Modifications to the existing septic system may be required, which would fall within the Commission’s upland review area. The B-100a is required prior to a favorable Commission decision.

The applicant will pursue modifications to the plans.

Motion made by J. Rowley to continue to the April 3, 2024 meeting. Seconded by N. McMerriman. All in favor. Motion passed.

6. Citizens Comments – None.

7. New Applications - None

8. No Fee Applications – None.

9. Notices of Violation/Cease and Desist Orders – None.

10. Jurisdictional Rulings – 321 Deerfield Rd – Danenhower – Modifications to State DOT drainage.
Staff is still waiting on additional information before acting.

11. Agricultural Activities – None.

12. Prior Applications with Conditions – Rectory School – Considering application for another building.
Pomfret Prep School – Considering application to increase parking for the hockey rink.

13. Subdivisions Approved by Planning and Zoning – None.

14. Complaints/Concerns Received by Commission – None.

15. New Complaints – None.

16. Citizen's Comments – None.

17. Extensions Requested – None.

18. Commission Business:

A. Updates and report from WEO and commission members – J. Rowley stated that he spoke with his neighbor who has a large excavator on the property. Informed them that if work was to be performed in the area of the pond, a wetlands permit would be needed.

B. Approval of February 7, 2024 Meeting Minutes – One correction was noted: Paul Safin's name was spelled with two "f"s in the Roll Call. N. McMerriman made a motion to approve the minutes with the one correction. Seconded by J. Rowley. In favor: N. McMerriman, J. Rowley and P. Safin. J. Folsom abstained. Motion passed.

C. Report of Billing and Bond Release – None.

D. Correspondance – Letter from Robinson & Cole, LLC to J. Rabbitt and P. Safin, informing of an application to the Connecticut Siting Council for a 3MW solar array at 11 Castle Rock Rd., Woodstock.

CT Wildlife Magazine, edition November/December 2022.

19. Adjournment – Motion to adjourn made by J. Folsom. Seconded by N. McMerriman. All in favor. Motion passed. 7:50pm.

Respectfully Submitted,

Ryan Brais