

**POMFRET INLAND WETLAND AND WATERCOURSES COMMISSION
MINUTES FOR WEDNESDAY, MAY 1, 2024, AT 7:00 PM
COMMUNITY CENTER**

Meeting opened at: 7:00 PM

OPEN REGULAR MEETING: Chairman opened the regular meeting.

- 1. ROLL CALL: Present:** P. Safin, D. St. Martin, J. Rowley, J. Folsom, N. McMerriman, W. Gould, J. Bergendahl, A. Howe, R. Brais, and J. Rabbitt. **Absent:** J. Stoddard and N. McMerriman.
- 2. SEAT ALTERNATE(S) AS NEEDED:** A. Howe and J. Bergendahl were seated.
- 3. ITEMS TO BE ADDED TO THE AGENDA:** none.
- 4. PENDING APPLICATION(S):**
 - A. H. Douglas Porter for Plan Well, LLC, 697 Pomfret Street.** Build an addition on the WHZ office building. Addition is between the existing two buildings. Addition is 38'x38'x18'. Sara Blake from WBA spoke regarding the application. This addition is between two existing buildings. When asked if there was to be any septic expansion, she said they haven't heard back from NDDH yet. D. Porter said they believe there will be no impact to the wetlands. If they need to adjust the septic, it would be 200' from the wetlands. P. Safin asked about the hand dug well and whether it is in use. Sara said it is not in use right now and will be abandoned. Jamie handed out a draft motion for the application along with conditions of approval. J. Folsom made a motion to approve the application with the 5 conditions of approval. D. St. Martin seconded the motion. All in favor.
 - B. Dan Nagy, 426 Mashamoquet Road,** addition of kitchen and deck. Dan spoke regarding the application. Jamie said all the work is outside of the easement area. They will expand to the East side with patio/deck. The kitchen will be on the rear or west side of the building. Parking will be at the rear of the building. Jamie presented a draft motion with 5 conditions of approval. Dan said he has been in contact with NDDH. He received a review of an application, and they feel another trench is needed for septic to accommodate proposed 51 seats. J. Folsom asked if they need more restrooms. Dan said NDDH said there is no need. D. St. Martin made a motion to approve the application with the modified 5 conditions of approval. J. Rowley seconded. All in favor.
- 5. CITIZEN'S COMMENTS:** none.

6. NEW APPLICATION(S): none.

7. NO FEE APPLICATION(S): none.

8. NOTICES OF VIOLATION/CEASE AND DESIST ORDERS: The building inspector had a conversation with Jim West for a building permit (Jim has a case in court right now; Ryan is contacting the lawyer).

9. JURISDICTIONAL RULINGS: **321 Deerfield Rd., Danenhower**, modifications to State DOT drainage. Staff is still waiting for additional information before acting. Paperwork is still in process.

10. AGRICULTURAL ACTIVITIES: none.

11. PRIOR APPLICATIONS WITH CONDITIONS:

A. The Rectory School – Jamie to do inspection tonight.

B. Pomfret School Science Building –As part of the science building project, they are looking at the area on right hand side going down to the rink. This area was formerly used for everything but buildings. Looking to add more parking area. To have this area become permanent, unsuitables were taken off-site (primarily a stump dump). The area currently has a trap rock surface.

12. SUBDIVISIONS APPROVED BY PLANNING & ZONING: none.

13. COMPLAINTS/CONCERNS RECEIVED BY COMMISSION: none.

15. NEW COMPLAINTS: At 62 Quasset Road (blue house), near Fiber Optics, there is a truck backed into a wetlands area. Concerned if any liquids from the truck will contaminate the water.

16. CITIZEN'S COMMENTS: none.

17. EXTENSIONS REQUESTED: none.

18. COMMISSION BUSINESS:

A. CACIWC notice regarding the latest version of bill **HB 5475**, AN ACT CONCERNING THE DEVELOPMENT OF HOUSING, CHALLENGES TO CERTAIN DECISIONS OF MUNICIPAL AGENCIES, AND THE CONVERSION OF VACANT NURSING HOME INTO MULTIFAMILY HOUSING, see HB 5475 substitute language (File 419). Discussion of bill and not knowing how to proceed. D. St. Martin and W. Gould thought a letter should be sent

from the commission to the legislators. The Commission thought DEEP would be all over this. This bill cuts out the wetlands commission specifically. D. St. Martin said he feels it would carry more weight if we sent a letter as a commission. They's like to convert nursing homes into multi-family housing. It was decided by the commission members to sit back for a short while and see what happens.

- B.** Updates and reports from WEO and commission members. J. Rowley said 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 wetland permit would be needed. This can be removed from the agenda as the man passed away.
- C.** Approval of the March 6, 2024, Meeting Minutes. J. Rowley made a motion to approve the minutes as submitted. J. Folsom seconded. All in favor. There were 4 abstentions.
- D.** Report on billing and bond releases – nothing new.
- D.** Correspondence: none.

19. ADJOURNMENT: D. St. Martin made a motion to adjourn. J. Bergendahl seconded. All in favor.

Meeting adjourned at: 8:04 PM

Respectfully submitted,

Lynn L. Krajewski, Clerk

Dated:_____