

**POMFRET INLAND WETLAND & WATERCOURSES COMMISSION
MEETING MINUTES
SEPTEMBER 1, 2021**

1. **OPEN REGULAR MEETING:** P. Safin opened the meeting at 7:04 pm.
2. **ROLL CALL: In attendance:** 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 L. Shaw.
3. **SEAT ALTERNATE(S) AS NEEDED:** J. Bergendahl was seated for J. Stoddard.
4. **ITEMS TO BE ADDED TO THE AGENDA:** none
5. **PENDING APPLICATIONS:**
 - A. **Michael Wolchesky, Mashamoquet/Averill Road,** proposed subdivision for 3 lots. Proposed commercial buildings with driveways and parking areas, septic systems, and wells. One wetlands crossing for driveway proposed. B. Woodis and M. Wolchesky were present. Since the previous meeting some changes have been made. They received a letter from DOT requesting a handful of minor items; sent those changed back to the DOT. NDDH letter was submitted for the file. B. Woodis said there will be some extensive grading uphill and they will use boulders or walls. They did the site lines for DOT. It now shows the existing entrance as abandoned, which needs to be loamed and seeded. Discussion on locations and sizes of potential buildings. B. Woodis said there is no limit on the size of the buildings, and this is a commercial zone, but it can also be used for residential. This is just a feasibility plan and whomever buys the lots will have to return to the commission. Jamie recommended that a note be placed on the plans, noting that it is a conceptual plan. After further discussion, this will be tabled to a special meeting being held on 9/8/21.
 - B. **Michael West, 634 Brayman Hollow Road,** proposed single-family home with associated well, septic system, and grading within the upland review area. M. West and G. Glaude of Killingly Engineering were present. This property is located on the NE corner of Brayman Hollow and Taft Pond, with an existing barn on the property. The Wests' purchased 35 acres and there are 3 conditions on the property in Volume 382, paged 985 in the Town Hall: 1) no building within 500' of Brayman Hollow; 2) building area shall meet land use regulations; and 3) any plans have to note the 500' condition. After further discussion of the proposed 4-bedroom home with well, septic and driveway, this item was tabled to a site walk before the special meeting on 9/8/21.
6. **CITIZEN'S COMMENTS:** none

7. NEW APPLICATION(S):

- A. Rectory School, 528 Pomfret Street,** construction of a new 2-story, 10,249 sf dormitory including 4 faculty apartments. Work will include clearing and grading around the proposed building as well as 7 new parking spaces and minor changes to the interior access road. This is in the upland review area. New England Design stated this is North of the pond. The dorms will be in the middle of the building with faculty housing on the ends/wings. After discussion, this application was accepted and tabled until the next meeting.

8. NO-FEE APPLICATIONS: none

9. NOTICES OF VIOLATION/CEASE AND DESIST ORDERS:

A. Outstanding NOV (Notice of Violation)

- 1. Deborah/Paul Simpson, 64 Hampton Road,** - follow-up on 3/2020 on the restoration plan from 1/26/15 NOV. Jamie spoke with P. Simpson and he will come to the December meeting. A decision was made to have the applicant attend monthly meetings until the issue is settled (12/02/2020). Commission members requested that Jamie meet with the Simpsons to see what they're doing in the spring/summer and have Mr. Simpson come to the May/June meeting. It was mentioned that we need to put something in the regulations (i.e., caveat on land records) for applications that don't get completed in a timely manner (5/5/2021). Jamie spoke with Mr. Simpson who couldn't attend the meeting. He explained to the commission his feelings regarding the applicant taking 5+ years to do this reclamation work. We need to push to caveat or speak with the Town Attorney. P. Simpson said that his equipment is still down and being fixed. He would commit to finishing the project this year. He has done some work, but the site had been inactive for the last 12-18 months. P. Safin asked Jamie to photograph the site because it's been too long. Discussion of putting a time frame in place. D. St. Martin made a motion to place a caveat on the land record. J. Folsom seconded. All in favor. (J. Rabbitt said there should be a note on the caveat that a NOV was sent, a permit was granted, but the work was not done). Caveat has been placed on the land records. There will be a completed follow-up as to when the work will be done (9/1/21).
- 2. Zachary Leighton (owner) and Barry Peloquin (occupant), 59 Longmeadow Drive,** Show Cause Hearing on 8/4/2021 for obstruction of a watercourse behind 59 Longmeadow Drive that is causing flooding to upstream properties. After discussion and testimony from Mr. Gadoury, the following action was taken: a Cease & Desist for 59 Longmeadow Drive is valid and was issued for cause and shall remain in effect until the corrective action is reviewed and approved by commission staff. Commission members voted to enforce the action (8/4/2021).

R. Brais said the log truck was in the area of the stream and their time is running out. There is logs, brush, and grass clippings in the stream (no property damage) but very wet. He informed Mr. Leighton and warned him that on day 31, he will go to the attorney and start proceedings. Ryan will go out and check stream. There is a high priority on this issue. P. Safin asked to add a Cease & Desist for B. Peloquin on Longmeadow.

10. JURISDICTIONAL RULINGS: none

11. AGRICULTURAL ACTIVITIES: none

12. PRIOR APPLICATIONS WITH CONDITIONS: Jamie met with N. Lehto on Longmeadow regarding a driveway. He is either going to install a yard drain or MPS/ADS. Install will be staked out (volume not velocity).

13. SUBDIVISIONS APPROVE BY PLANNING AND ZONING: none

14. COMPLAINTS/CONCERNS RECEIVED BY COMMISSION: Placement of a new bridge just North of the Mashamoquet Brook. Ryan looked at it and there is not much disturbance but there is activity (camping, rec area) over the bridge on Wrights Crossing. Ryan is going to have a conversation with the landowner.

15. NEW COMPLAINTS: none

16. CITIZEN'S COMMENTS: it was mentioned that there was activity on the Dash property. Ryan will check it out.

17. EXTENSIONS REQUESTED: none

18. COMMISSION BUSINESS:

- A. Updates and report from WEO and Commission Members – nothing new
- B. Approval of the August 4, 2021, meeting minutes – J. Folsom made a motion to approve the minutes as amended. D. St. Martin seconded. All in favor. One abstention.
- C. Report of billing and bond releases -being continued
- D. Correspondence - none

19. ADJOURNMENT: J. Bergendahl made a motion to adjourn. D. St. Martin seconded. All in favor. Meeting adjourned at 8:48 pm.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date: _____