

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

- 1. Open Regular Meeting** – Called to order at 7:06pm
- 2. Roll Call - Present:** P. Saffin, J. Rowley, N. McMerriman, W. Gould, A. Howe. **Staff:** R. Brais, J. Rabbitt. **Absent:** D. St. Martin, J. Folsom, J. Bergendahl, J. Stoddard.
- 3. Seat Alternates** – A. Howe seated for J. Folsom.
- 4. Items to add to the agenda** – H. Douglas Porter for Plan Well, LLC., 697 Pomfret St – Addition.
- 5. Pending Applications:**
 - a. Jason Collin, 50 Wrights Crossing Rd,** seeking formal approval to build a 4-bedroom house on an existing lot, prior to the sale of the land.

J. Collin was in attendance. J. Rabbitt reviewed the application and read the suggested conditions of approval. Revised plans now show underground utilities and limits of clearing.
Suggested conditions of approval:

 1. Trench run of proposed utilities must be added to the plans. (Added)
 2. Limits of clearing shall be reviewed in the field prior to any excavation and/or ground disturbance, specifically around the easterly wetlands area/stream channel. If invasive plant species are removed and/or managed as part of the lot development, a riparian buffer shall be established in consultation with the Town Planner/WEO
 3. No excavation and/or ground disturbance shall occur until NDDH has issued a permit for the septic system.
 4. A pre-construction meeting is held with Commission staff prior to any excavation and/or ground disturbance at the site (this meeting may be held after erosion and sediment controls are in place).
 5. That a \$1,000 cash surety bond is posted for E&S controls with an additional \$500.00 posted for cost of construction meetings and inspection fees for a total of \$1,500.00.
 6. A final “as-built” shall be submitted, reviewed, and approved by the Town Planner prior to issuance of a Certificate of Occupancy.

Motion made by J. Rowley to approve the permit with the suggested conditions of approval.
Second made by W. Gould. All in favor. Motion passed.
- 6. Citizens Comments** – None.
- 7. New Applications** - H. Douglas Porter for Plan Well, LLC., 697 Pomfret St – Addition.

Noted that the fees have not yet been paid and no hard copies of plans have been received to date.
Motion made by W. Gould to table the application to the March 6, 2024 meeting. Second made by A. Howe. All in favor. Motion passed.
- 8. No Fee Applications** – None.
- 9. Notices of Violation/Cease and Desist Orders** – None.

10. Jurisdictional Rulings – None.

11. Agricultural Activities – None.

12. Prior Applications with Conditions – Rectory School – All stormwater controls held up well during the recent rain storms.

Pomfret Prep School – Minor stormwater issues near the Tubridy property due to the recent rain storms.

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 – None.

B. Approval of December 6, 2023, Meeting Minutes – N. McMerriman made a motion to approve the minutes with the following changes:

1. On Item 5.A., third line down, Greg Glaude's first name is misspelled.

2. On page 2, some periods are missing after the word "none".

Motion was seconded by J. Rowley. In favor: P. Safin, N. McMerriman, A. Howe, and J. Rowley. W. Gould abstained. Motion passed.

C. Report of Billing and Bond Release – None.

D. Correspondance – None.

19. Adjournment – Motion to adjourn made by N. McMerriman. Second made by A. Howe. All in favor. Motion passed. 7:36pm.

Respectfully Submitted,

Ryan Brais