

**TOWN OF POMFRET
INLAND WETLANDS & WATERCOURSES COMMISSION
MEETING MINUTES
WEDNESDAY, AUGUST 7, 2019
7:00 PM – POMFRET SENIOR CENTER**

1. **OPEN REGULAR MEETING** – P. Safin opened Regular Meeting at 7:00 PM.
2. **ROLL CALL** – In Attendance: Commission Members Paul Safin, Chairman; David St. Martin, Vice Chairman; James Rowley, Secretary; John Folsom, Member; Joe Stoddard, Member; Nancy McMerriman, Member; William Gould, Member; Laurice Shaw, Alternate; Alexander Howe, Alternate and Staff: Ryan Brais, WEO, and James Rabbitt, WEO. Absent: John Bergendahl, Alternate (with notice)
3. **SEAT ALTERNATES AS NEEDED** – n/a
4. **ITEMS TO BE ADDED TO AGENDA** –
 - A. **Nick Lehto, 11 Youngs Road**, new residential home, septic system, well, clearing, and minor grading. D. St. Martin motioned to move this item to Section 7C under New Applications. J. Rowley seconded and it was approved.
5. **PENDING APPLICATIONS** – none
 - A. Prestige Modular Housing of Oxford, 128 Orchard Hill Road, new residential home, septic, well, driveway, and minor grading (2-lot subdivision). Paul Archer was present for the application and submitted revised plans. There is approximately 17 acres to get two lots out of. The NDDH approval has been submitted to the file. There will be two driveways, sort of like bookends of the property. The power will be underground, and it will be a very conservative subdivision (avoiding any impact on the wetlands). P. Safin mentioned a report from DH Civil, LLC regarding the site plan and that lot 6-2 includes 3 culverts. He then stated that the NDDH letter stated the following: 1) that both lots will require that a CT Licensed Engineer design and submit an individual plot plan for review and approval prior to construction; 2) if the number of bedrooms is increased, the septic system size will need to be revised per the Technical Standards; and, 3) if the proposed septic area is moved, additional testing may be required. Paul then asked if any commission member had any questions. J. Folsom asked if this property was just a hayfield right now. P. Archer said yes, pretty much. S. Dt. Martin mentioned a swale. Jamie said that now all the water sheets into the wetland. P. Safin asked when they were going to start on the project to which P. Archer said he had no idea. Jamie then read into record a draft letter he prepared should the commission decide to approve the application. It contained 9 conditions of approval. After discussion, it was changed to 11 conditions of approval. D. St. Martin made a motion to approve the subdivision by Prestige Modular Housing of Oxford Inc. as shown on the plans

prepared by Paul Archer, L.S. and David Held, P.E. dated 5/29/2019 with the following conditions of approval: 1)The applicant shall add a pipe/trench detail for proposed 15”RCP; 2)The applicant shall add RCP flared end sections to all three proposed pipe installations; 3) The plans shall be revise as it relates to proposed pipe inverts to accommodate 15” RCP pipe. Grades shall be adjusted to pipe inverts and/or grading to and from pipe needs to be adjusted; 4) Underground utilities shall be shown from Route 169 to the two proposed homes; 5) Utility trench detail including pipe crossing shall be added to the plans; 6) The applicant shall eliminate references to other town’s in notes (i.e., Brooklyn); 7) The applicant shall show detail for proposed rip-rap outlet structures (i.e., size of material, size of pad); 8) The applicant shall modify the wetlands setbacks to eliminate redundancy and overlapping lines; 9) The applicant shall modify the limits of clearing to clearly delineate lines; 10) That a \$1500 cash surety is posted for E&S with additional \$750 posted for cost of construction meetings and inspection fees per driveway for a total of \$3,000 and \$1,500 for inspection fees; and, 11) A final “as built” shall be submitted reviewed and approved by the Town Planner prior to the issuance of a Certificate of Occupancy. J. Folsom seconded the motion and the application was approved.

6. CITIZENS COMMENTS – none

7. NEW APPLICATIONS –

- A.** Alan Bundy, 203 Orchard Hill Road, application to build a 26’ x 30’ barn/garage with a 12’ x 26’ open lean-to; construct a 22’ x 40’ pool directly behind existing house. A staff member will go out to look at the lot. This application was accepted tonight.
- B. Gary Pazienza, 120 Cooney Road,** construction of a 40’ x 15’ street level parking pad for a horse trailer. This has already been done. Hay bales have been placed and the side slopes have been seeded and loamed. They need to get a driveway permit from the town. Ryan will follow-up with homeowner. The applicant needs to apply for an receive a permit for a curb cut and need to see the highway foreman. Application was accepted tonight, and applicant needs to be present at the next meeting.
- C. Nick Lehto, 111 Youngs Road,** new residential home, septic, well, clearing, and minor grading. Staff will go out and look at the site. The existing well will need to be filled in by a licensed well driller. There is an issue with the driveway slope and the scale is off on the plans. Awaiting NDDH sign-off, also. Jamie will contact Paul Archer regarding the issues that need to be corrected. The application was accepted tonight.

8. NON-FEE APPLICATIONS – none

9. NOTICES OF VIOLATIONS AND DESIST ORDERS

A. Outstanding Notices of Violations

- 1. Deborah Simpson, 64 Hampton Road –** NOV issued 1/26/15 for work in a regulated area. J. Folsom asked Jamie if the Simpsons were putting in a septic

system. Jamie said they installed the system but didn't do the remediation that had to be done. Applicant responded to letter they received, and they will finish the work this year. Applicant mentioned to J. Folsom that they were supposed to put up a split-rail fence between the wetlands and non-wetlands but would like to do/use something else. Jamie will reach out to the Simpsons regarding some alternatives they could use. The commission is adamant that this project be completed by winter. Jamie is going to stop by and speak with the Simpsons (8/7/19).

10. **JURISDICTIONAL RULINGS – none**
11. **AGRICULTURAL ACTIVITIES – none**
12. **PRIOR APPLICATIONS WITH CONDITIONS – none**
13. **SUBDIVISIONS APPROVED PLANNING COMMISSION – there will be a new one coming up before P&Z that was approved by this commission tonight**
14. **COMPLAINTS/CONCERNS RECEIVED BY COMMISSION –**
 - A. Anonymous concern given to Paul regarding the properties west of Paul's house on Kearney Road. Jamie visited – subject to conservation easement associated with wetlands proper (internal to wetlands/not in upland); send letter to owners regarding any work done within 150' of the wetlands requires a permit. Clerk sent 2nd letter to both property owners and they will be getting a refresher course on what's allowed in or near the wetlands. P. Safin feels we should get this finished. Jamie will reach out to the homeowners again and try to have a conversation with them regarding the easements (8/7/19).
15. **NEW COMPLAINTS –none**
16. **CITIZENS COMMENTS – none**
17. **EXTENSIONS REQUESTED – None**
18. **COMMISSION BUSINESS**
 - A. **Updates and Report from WEO and Commission Members – nothing new**
 - B. **Approval of the July 3, 2019 Meeting Minutes –**
 - D. St. Martin moved to approve the minutes as submitted. W. Gould seconded the motion and it was approved. There were two abstentions.
 - C. **Report of Billing and Bond Releases clerk will send out 2nd letter to all applicants who still owed funds to the Town. If no payment is received by September, a caveat will be placed on the property at the end of September.**
 1. **List of Bonds being held with Town of Pomfret, Escrow Agent and Putnam Bank**
 - a. **Jason B. Lavalley-IWWC New Jurisdictional Ruling**
 - b. **Pomfret School-IWWC & P&Z**

D. Discussion of conservation commission. Conservation commission may be brought back with less members. For now, the Selectmen are the conservation commission.

E. Correspondence – letter from DEEP was handed out for commission members to read; DEEP book “CT’s Groundwater” was passed around; May/June 2019 issue of CT Wildlife was distributed to members.

19. ADJOURNMENT – D. St. Martin moved to adjourn. J. Folsom seconded the motion and the meeting adjourned at 7:55 PM.

Respectfully submitted,

Lynn L. Krajewski, Clerk

Date approved:_____