

INLAND WETLAND AND WATER COURSES COMMISSION

AGENDA

WEDNESDAY, DECEMBER 5, 2007

6:00 P.M.

POMFRET TOWN HALL CONFERENCE ROOM

OPEN PUBLIC HEARING at 6:00 p.m. for **The Miller Family LLC, 73 Tyott Road and Quassett Road**, the Miller Family LLC is proposing improvements to an existing wetland crossing and a residential development of a house lot on 69.88 acres located on 73 Tyott Road and Quassett Road. The proposed access for the site is on Quassett Road. Activities will include construction of one four-bedroom house with utilities; supply well, septic system, a wetland crossing for driveway access and appropriate grading for the development.

OPEN PUBLIC HEARING at 6:30 p.m. for **CT Real Estate Holdings, LLC, 155 & 195 Searles Road**, gravel removal within upland area.

OPEN REGULAR MEETING

SEAT AN ALTERNATE AS NEEDED

ITEMS TO BE ADDED TO AGENDA

PENDING APPLICATIONS:

1. **The Miller Family LLC, 73 Tyott Road and Quassett Road**, the Miller Family LLC is proposing improvements to an existing wetland crossing and a residential development of a house lot on 69.88 acres located on 73 Tyott Road and Quassett Road. The proposed access for the site is on Quassett Road. Activities will include construction of one four-bedroom house with utilities, supply well, septic system, a wetland crossing for driveway access and appropriate grading for the development.
2. **CT Real Estate Holdings, LLC, 155 & 195 Searles Road**, gravel removal within upland area.

CITIZEN'S COMMENTS

NEW APPLICATIONS:

1. **Quiet Corner, LLC, 202 and 228 Searles Road**, proposes to construct two wetland crossings providing access to the property from Searles Road and Cooney Road.
2. **Peter Edward Moon, ET AL, C/O Christopher Moon, 596 Pomfret Street**, proposes to construct a wetland crossing and a 4-bedroom home on 23.3 acres with construction activities proposed within the wetlands and the 150' upland review area of the subject property.
3. **Oak Nnoll Builders, LLC, 57 Murdock Road**, single family residential.

NON-FEE APPLICATIONS:

NOTICES OF VIOLATION/CEASE AND DESIST ORDERS:

1. **Roger Daigle, 193 Putnam Road**, Cease and Desist. 10/4/07
2. **CT Real Estate Holdings, LLC, 195 Searles Road**, Cease and Desist in effect as of March 16, 2005. Certificate of Notice of Violation placed on the land records on May 19, 2006. (Gravel Extraction)
3. **Marc Tufts, 85 Searles Road**, gravel extraction and work in the regulated area. Application approved on 3/06.
4. **JASD, Orchard Hill Road**, work in regulated area. NOV issued 11/4/05.
5. **Seth Fortier, 194 Covell Road**, new driveway and vernal pool. 10/05

JURISDICTIONAL RULINGS:

PRIOR APPLICATIONS WITH CONDITIONS:

1. **Donna Gauthier, 2 Clapp Road**, single-family home. 11/03
2. **Bruce Dexter, 55 Johnson Road**, single-family home. 7/04
3. **John Gagne, 61 Wade Road**, single-family home and reclamation. 9/04 extension granted 9/09.
4. **Keith and Erin Wilcox, 127 Tyott Road**, single-family home. 9/05. Revised plan submitted. Conservation Easement needs to be done.
5. **Pomfret School, Inc., Grosvenor Road**, timber harvest. 3/05.
6. **Mark Blakely, 138 Longmeadow Drive**, single-family home. 2/06
7. **Shane Pollock, Swedetown Road**, single-family home. 6/06
8. **Miller Family Limited Partnership, Tyott Road and Quassett Road**, 3-lot subdivision. 2/07
9. **Rebecca Loos, 40 Modock Road**, 4-lot subdivision. 6/07
10. **Great Woods Companies, 34 Wetherbee Road**, timber harvest. 8/07

SUBDIVISIONS APPROVED BY PLANNING AND ZONING:

COMPLAINTS/CONCERNS RECEIVED BY THE COMMISSION:

Complaint from Roger Daigle about neighbor at 193 Putnam Road.

CITIZEN'S COMMENTS:

EXTENSIONS REQUESTED:

COMMISSION BUSINESS:

1. Report of Public Relations Standing Committee.
2. Report of Regulations Standing Committee – Final Draft of the regulations for discussion and possible approval.
3. Updates and Report from WEO and Commission Members:
4. Approval of the November 7, 2007 Minutes.
5. Report of billing, and bond releases – Refund to Quiet Corner, Bond release for Weeden.
6. Correspondence –
7. As needed – Reappointments, Nominations, Pending litigation with Lussier and paperless project.

ADJOURNMENT