

INLAND WETLAND AND WATERCOURSES COMMISSION
MINUTES OF FEBRUARY 6, 2008 6:15 P.M.
POMFRET COMMUNITY SCHOOL CAFETERIA
These minutes have not been approved.

Members present were: David St. Martin, Chairman, Paul Safin, Vice Chairman, John Folsom, Secretary, James Rowley, Joe Stoddard, Joe Travinski, Nancy McMerriman, Alternate, John Bergendahl, Alternate, William Gould, Alternate, James Rabbitt, Designated Agent, and Ryan Brais, WEO. Absent: Marshall Eaton.

David St. Martin read the call to **OPEN A CONTINUATION OF THE PUBLIC HEARING** at 6:15 p.m. for **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. He described the process of the public hearing. Tim Gosselin was present to discuss the application. He stated that on 12/5/07 it was deemed a significant activity because of impact. We had the public hearing on 1/16/08. We got the plans to Don Aubrey and James Rabbitt, Rick Canavan and Ian Cole did their report 1/2/08, we received Don Aubrey's letter of 1/16/08. They did the soil characteristics of Wetland Crossing area, geotextile matting, very flat through there, we shot a new topo, the cross section, pipes long center line, mature trees for canopy structure, armoring, storm flow along gutter line, comes from the top of the hill by the package store, cross culvert not good, 15" pipe, looked at drainage and it is flowing, we added cross culvert for water in the swale, sediment traps, flows down to the wetland, provided a bypass area for vehicle crossing, construction E&S, construction is summer months at low ground water table, swales every 50', driveway stationing, maintain flow calculations, ground water intrusion, pumped to sedimentary basis. Don Aubrey's letter of 2/1/08 was read into the record. Rabbitt's letter of 1/16/08 was gone through for revisions and design. Ian Cole's report, the CAD delineation is there but is not showing up, & pipes with flared end section details is not on plan. Gosselin stated he would add it to the plans. Rabbitt asked about the tree protection and looking at the drip zone. If you run over the roots, the tree will die. He asked about the life expectancy of flared end concrete vs. ADS. Gosselin stated he would adjust the design for concrete not ADS. Rabbitt asked about the organic material being replaced with clean material and what is the hydraulic of the pond, there will be more free flowing material. Water has a tendency to back up. He explained the process of the pond to sustain its level. Final concern is the final location of the pipe in the field may need to be adjusted in the field and should be verified by staff. The last item is Mr. Gosselin has included in the plans a former map of the lot configuration. Gosselin handed out a handout. This was a 4-lot parcel owned by the Moons with a 50' strip. We adjusted the property line as to zoning and now we have a 23 acre piece. St. Martin asked if Rabbitt spoke to Attorney Zizka on formulating the lot lines. Rabbitt stated that as far as I am aware there is not approval granted by P & Z or P & Z staff. Mike can give you an additional

opinion that this is feasible and prudent alternative made by the landowner. It may take an extension to get to the March meeting or close the public hearing and the applicant will not be able to respond to the request. Gosselin stated if we did not adjust the property line, it is 2 separate parcels. Rabbitt stated that it is a piece of land that connects to the street. Nonconforming lots. If you are uncomfortable, refer to council. Gould stated that he looked at the site today, it is raining. The application deals with everything on the West side of 169. You have not done anything about the East side, the land slopes into the pond, the pipes have been sized according to that area, you have made a presentation and the board is responding to the presentation and you have not shown any alternative and are toying with the design. There was more discussion about the 1000' road to 3-4 houses, the 25' strip, zba has not approved, creating a retention basin, the method to get across on piers, bridge of sorts, and we need to look at other ways to get across. Gosselin stated the design comes from Army Corp, the wetland soils are not mucks, looked at bridge costs of \$3000.00 vs. \$30000.00. Rabbitt asked for detail of the hydraulic. Cost is not up to the applicant. McMerriman asked about the size of the wetland. It is a cornfield the tractor goes over the area has graded areas for water to flow. Rabbitt stated that under 7.6 all the alternatives are to be part of the plans, some have been mentioned. Mr. Gould alluded to the fact of engineering structures which has been part of the feasible and prudent alternative does not go to the dollar amount. Safin asked about the protection of the wetlands. What sort of protection is planned? Ian Cole stated that the landscape dips down and the non-encroachment plan. No one spoke in favor and no one spoke against. There was discussion about feasible and prudent alternatives which needs to be submitted, the silt fence that is faded off the design, and the need for an extension. The applicant was asked to request an extension. The extension was requested and the public hearing will be continued to March 5, 2008 at 6:15 p.m. here at the school cafeteria.

OPEN REGULAR MEETING – David St. Martin opened the regular meeting at 7:00 p.m. and it was immediately recessed so we can finish the public hearings.

David St. Martin read the call to **OPEN & CONTINUATION OF THE PUBLIC HEARING** at 6:15 p.m. for **CT Real Estate Holdings, LLC, 155 & 195 Searles Road**, gravel removal within upland area. Terry Chambers from KWP and Phil Law, Owner, were present to discuss the application. A letter from Donald Aubrey dated 2/5/08 was received. Chambers stated that the major changes were as follows: the letter from the Conservation Commission asked that the ERT recommendations be followed and we have eliminated this 6600sf area, the only area in the 100' buffer; in addition to that there has been some concern about the access driveway that it may become a road for a commercial enterprise; we are only seeking an application for gravel removal. There will be an application for recreation in the future. Comments were made by staff and the driveway will be loamed and seeded as a cart path. We have added turnouts so during the excavation a truck can pass. We have also added a note that over excavation of 2' is not permissible. I do want to reiterate that there are a lot of

environmental safeguards are in place – hazmat operator spill reported immediately. There is one significant area the previous owner did excavation without a permit and there are a lot of topos discarded on the property. It can be chipped for chips for stabilization, reforested with hard woods, white pine as a screen, weeping willow, the area is in the 100' buffer. We have come a long way from what we proposed. Rabbitt's comments were reviewed dated 2/5/08 with 15 comments. Don Aubrey's letter to the commission was reviewed. Gould asked how the property was going to be secured. Chambers stated it would be gated as in the plan, tubular steel gate. Safin asked about the water quality plan and baseline testing. Chambers stated that the details sheets 4, 5, 6 cover the testing process. Safin stated that staff recommends to do testing quarterly with a certified lab. One person doing the work, how do we enforce that. Chambers stated that Mr. Law is the sole operator on the site. St. Martin asked for anyone to speak in favor of the application. Phil Law gave us a letter. I have my licenses, the machinery is my own, I cannot afford spills over an aquifer, its my personal attention and name, what is going to happed with the factory next door, there is potential to do building with recycled wood, and I would take personal responsibility. No one else spoke in favor. St. Martin asked for people to speak against the project. Cheryl Kapelner- Champ of Cooney Road had a letter she read into the record. She stated that she spoke for the environment about increased vehicle traffic; protection of the aquifer, there is an important job being done here, after the fact is too late. She gave the commission a picture of Walden Pond and stated it is not the same as when he wrote there. This area is different and special, the sand was dumped there, it has been ripped apart, it has its own type of growth, we recycle to stop the forest from being taken down and that is for the benefit of people. St. Martin asked the commission if we received enough to close the public hearing. We will close this hearing at 7:30 p.m.

David St. Martin read the call to **OPEN A CONTINUATION OF THE PUBLIC HEARING** at 7:35 p.m. for **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. St. Martin explained the format for the public hearing. Ron Oschner, Attorney for the applicant. He had a brief presentation for this evening. He stated that they responded to Donald Aubrey's recommendations and just received this evening Rabbitt's report. Scott Young from CME was present and Don Aubrey's letter of 1/16/08 was received. There was discussion about the bridges, the two crossings, stream water quality, low flow period, water quality basin off Searles Road, clearing limits, alternatives needs to come back, two farm dumps, feasible and prudent alternatives, 2 cul de sacs coming off the road, zoning regulations, the houses are not the size of the houses, it is a buildable lot, not to imply a house, soil test pits, wetlands in the field, soil testing, evidence of underground ATT easement, 3800 sf at crossing, and measure the adverse impact. Rabbitt's stated that he has a 5 page letter and the review is technical in nature, issue regarding concepts. We are in receipt of a letter and have 65 days total to make the decision. I will be here at the March meeting with Donald Aubrey, myself and Mike Zizka. Ron Oschner stated that he would ask for an extension of the Public Hearing. St. Martin asked for

people to speak against the application. Cheryl Kapelner Champ of Cooney Road stated there is way too many home sites planned there. I know legally they can get there development in. I would like the commission to protect the habitat. 20 homes is a significant activity, it should be a fraction and reduced in size. Gould stated that he did observe the property today with the rain it is 5-6' wide and steep. Pets can present a significant bacterial impact. He stated to speak to the bridge construction. St. Martin stated that he is to ask questions not give testimony. Ron Oschner stated that would be taken up at the next meeting. McMerriman stated there was an issue – this road is crossing an existing stone wall. Can we preserve the stone wall; this did provide a natural buffer. Rabbitt stated that the southern most road is laid out and water goes from North to South, the water hits the stone wall and dissipates, and they are trying to avoid the small finger of wetlands. It may make more sense to adjust that road in the northerly direction and save that wall. I am sure in the month ahead the applicant will look at those points. We are in receipt of an extension request. The Public Hearing will be continued to March 5, 2008 at 6:30 p.m. at the Pomfret Community School.

SEAT AN ALTERNATE AS NEEDED – John Bergandahl was seated for the meeting.

ITEMS TO BE ADDED TO AGENDA – Jim Rivers asked to introduce a new staff member to the commission. He gave a brief overview of a Regional Engineer. His name is Syl Pauley, Jr., P.E. from NECCOG. Rivers stated that Mr. Aubrey will continue to be on staff with us, but he is expensive not only for the town but for the applicants. We have him available for 1 day a week. Syl then gave his credentials.

PENDING APPLICATIONS:

- 1. CT Real Estate Holdings, LLC, 155 & 195 Searles Road**, gravel removal within upland area. We closed the public hearing this evening. Nancy McMerriman made the motion to approve the application as presented this evening. Paul Safin, Joe Travinski and John Folsom abstained from the vote. Bill Gould was seated. Joe Stoddard seconded the motion. St. Martin asked about the surety in the amount of \$80,000.00 - \$10,000.00 cash. There was discussion about the phases involved with the project and the haul road. St. Martin said in #15 we are requesting water monitoring to be done quarterly and must be stated on the plan with the conditions on the prints. Nancy McMerriman made the motion to amend the motion to add an additional \$80,000.00 for surety and a minimum of \$25,000.00 for each phase, the prints need revision to state monitoring quarterly and all 15 conditions to be shown on the plan.
 1. The removal of material from the site shall be limited to one operator/contractor. The name of the operator and contact information shall be filed with the Commission.
 2. All loam/topsoil shall remain on the site until a final as-built for the site is approved by staff with regards to

compliance with the approved plans. 3. All excavation phase markers shall be delineated with 6"X6" pressure treated posts painted white. 4. A note shall be added stating that all plantings shown on this plan shall be maintained in healthy growing conditions shall be maintained in good physical and aesthetic condition throughout the life of the use. Vegetation, not so maintained shall be replaced with new materials no later than the beginning of the following growing season. 5. All costs associated with the review and processing of the application are paid in full by the applicant prior to any construction, grading, and/or clearing activity on the site. 6. The applicant shall add an additional note stating that all equipment shall be fueled within the fueling area depicted on the plans. 7. Equipment may be stored on the site during excavation activities only. If the excavation activity ceases then the equipment must be relocated off the site. The permit is for an excavation and removal and NO offsite (limits of excavation as detailed on site plan) material shall be processed and/or brought to the site for storage and/or process as part of this permit. 8. All material associated with the historic timber harvest is removed and disposed per the plans. 9. The plans shall be revised to note all deciduous trees which shall be a minimum of 1 inch diameter breast height. 10. The white pines shall be planted at the limits of disturbance verses the edge of wetlands. 11. The applicant shall deposit an initial \$2000.00 for inspections with the Town of Pomfret to be used to pay the cost to oversee excavation at the site regarding conformance with the approved site plan. The applicant shall be responsible for the actual costs associated with the inspection to insure conformance with the approved site plan. All costs shall be paid prior to the release of any surety posted for the project. If the cost of inspections exceeds the initial deposit, funds shall be withdrawn from the applicant's surety. 12. The surety in the amount of \$80,000.00 shall be posted with the Town of Pomfret prior to any construction, grading and/or excavation activity at the site for soil and erosion control measures. In addition to the \$80,000.00 surety, \$10,000.00 in cash (bank Check) shall be given to the Town of Pomfret and held as an emergency contingency fund. The type of the final surety shall be reviewed and approved by the Planning and Zoning Commission's legal counsel. Surety may be broken down by phases(s); however, the applicant shall be required to post surety for a minimum of to cover the costs associated with the haul road and at least two phases. 13. A preconstruction meeting shall be held with town staff (i.e., Planner, Engineer) prior to any construction, tree clearing, grading and/or excavation activity at the site. 14. Final as-built shall be submitted to the Town to determine compliance with the approved plans. As-built shall include final grades and drainage. As-built shall be reviewed for conformance to approved site plan before any surety is releases. The applicant may submit an as-built for a particular phase or phases for review for reduction of surety, as each phase is completed. As-built may include additional information deemed necessary by town staff to determine compliance with approvals. 15. Water monitoring shall be undertaken quarterly. Results shall be submitted to the Commission within 7 days of the sampling date. Joe Stoddard seconded. Approved unanimously.

2. **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. This application is in public hearing on March 5, 2008 at 6:30 p.m. at PCS.
3. **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. This application is in Public Hearing on March 5, 2008 at 6:15 p.m. at PCS.
4. **Hull Forest Products, Inc., 640 Pomfret Street**, selective timber harvest. Rabbitt stated he did the site walk and he had a motion attached to his report. Safin asked about tree tops which need to be cleaned up. Rabbitt stated if a different operator comes in for the tree tops, the cordwood is the issue. Eric Johnson stated that this person might have to do a fee for a new application. Safin stated that they are undoing what you did. The treetop person needs to talk with the different operator and be supervised by Eric Johnson. There was discussion about the corduroy remaining in place, secondary meeting with the contractor for a pre-construction meeting, using a forwarder, leaving a soft footprint, and someone with an old skidder needs to be aware and supervised. Joe Travinski asked for a 12th condition, as a subcontractor is hired, a pre-construction meeting is to be held in the advent of the removal of the cordwood (tree tops) the applicant is to notify the IWWC of the person doing the work and a pre-construction meeting is to be held. John Folsom made the motion to approve with the following 12 conditions:
 1. The removal of material from the site shall be limited to one operator/contractor. The name of the operator and contact information shall be filed with the commission.
 2. All costs associated with the review and processing of the application are paid in full by the applicant prior to any harvest activities.
 3. The applicant shall deposit an initial \$200.00 for inspections with the Town of Pomfret to be used to pay the cost to oversee the operation.
 4. The Town's IWWC is contacted one week in advance of any planned activity on the site relating to the application.
 5. A pre-harvest meeting shall be held with town staff (i.e., WEO, Planner) prior to any tree clearing, ground disturbance (grading and/or excavation) activity at the site.
 6. The property owner to re-remediate areas that are disturbed/impacted by work that occurs as a result of a harvest activity on their property per best management practices.
 7. Best management plans are followed (specifically the harvest should take place in frozen and or dry conditions).
 8. All material associated with the harvest is removed a minimum of 100 feet from a regulated area.
 9. That the proposed landing area is limited to the area shown on the map.
 10. That the proposed skid trail where it crosses the wetlands/watercourse is protected with erosion control devices during the harvest process. That vegetation is re-established over the crossing and minimum 50' of the crossings on the approaches.

11. Equipment may be stored on the site during harvest activities only. If the harvest activity ceases then equipment must be relocated off the site. The permit is for a timber harvest, and associated processing of the harvest material from the site. No off site material shall be processed and/or brought to the site for storage and/or process as part of this permit. 12. If a second contractor is involved in any part of the processing of the nondementional cordwood, tree tops, that contractor must meet with the IWWC staff. Joe Travinski seconded. Approved unanimously.

5. **Hull Forest Products, Inc., 113 Cherry Hill Road**, selective timber harvest. Rabbitt presented his report with 11 conditions attached. John Folsom made the motion to approve with the following 12 conditions:

1. The removal of material from the site shall be limited to one operator/contractor. The name of the operator and contact information shall be filed with the commission. 2. All costs associated with the review and processing of the application are paid in full by the applicant prior to any harvest activities. 3. The applicant shall deposit an initial \$200.00 for inspections with the Town of Pomfret to be used to pay the cost to oversee the operation. 4. The Town's IWWC is contacted one week in advance of any planned activity on the site relating to the application. 5. A pre-harvest meeting shall be held with town staff (i.e., WEO, Planner) prior to any tree clearing, ground disturbance (grading and/or excavation) activity at the site. 6. The property owner to remediate areas that are disturbed/impacted by work that occurs as a result of a harvest activity on their property per best management practices. 7. Best management plans are followed (specifically the harvest should take place in frozen and or dry conditions). 8. All material associated with the harvest is removed a minimum of 100 feet from a regulated area. 9. That the proposed landing area is limited to the area shown on the map. 10. That the proposed skid trail where it crosses the wetlands/watercourse is protected with erosion control devices during the harvest process. That vegetation is re-established over the crossing and minimum 50' of the crossings on the approaches. 11. Equipment may be stored on the site during harvest activities only. If the harvest activity ceases then equipment must be relocated off the site. The permit is for a timber harvest, and associated processing of the harvest material from the site. No off site material shall be processed and/or brought to the site for storage and/or process as part of this permit. 12. If a second contractor is involved in any part of the processing of the nondementional cordwood, tree tops, that contractor must meet with the IWWC staff. Change the address from Route 169 to Cherry Hill Road. John Bergandahl seconded. Approved unanimously.

6. **Hull Forest Products, Inc., 285 Searles Road**, selective timber harvest. Rabbitt presented his report and attached conditions. Eric Johnson stated this is all soft woods and no cordwood would be leaving the site. Rabbitt explained that this was Erik Lehto's land and it crosses White Brook. There are 2 existing pipes that get over topped. There will

be no over topping. A timber bridge will be installed. Johnson did a good job with a 30' bridge on another job and when it was removed there was little evidence that it was there. They will be bringing the forwarder over it. The culvert is to be left in place. St. Martin asked when he would be doing this. Johnson stated anytime is OK in there except for the bridge. The bridge can be anchored in the event of high water. Rabbitt stated they are not 2 logs, it is a substantial structure, and from abutment to abutment is 20-25'. John Folsom made the motion to approve with the following 12 conditions:

1. The exiting crossing/pipes may not be traversed for the purposes of this timber harvest. The applicant shall install a temporary timber bridge across the White Brook. Said bridge may be utilized for the timber harvest only. The temporary bridge shall be removed upon completion of the timber harvest (125,000 board feet). The removal of material from the site shall be limited to one operator/contractor. The name of the operator and contact information shall be filed with the commission.
2. All costs associated with the review and processing of the application are paid in full by the applicant prior to any harvest activities.
3. The applicant shall deposit an initial \$200.00 for inspections with the Town of Pomfret to be used to pay the cost to oversee the operation.
4. The Town's IWWC is contacted one week in advance of any planned activity on the site relating to the application.
5. A pre-harvest meeting shall be held with town staff (i.e., WEO, Planner) prior to any tree clearing, ground disturbance (grading and/or excavation) activity at the site.
6. The property owner to re-remediate areas that are disturbed/impacted by work that occurs as a result of a harvest activity on their property per best management practices.
7. Best management plans are followed (specifically the harvest should take place in frozen and or dry conditions).
8. All material associated with the harvest is removed a minimum of 100 feet from a regulated area.
9. That the proposed landing area is limited to the area shown on the map.
10. That the proposed skid trail where it crosses the wetlands/watercourse is protected with erosion control devices during the harvest process. That vegetation is re-established over the crossing and minimum 50' of the crossings on the approaches.
11. Equipment may be stored on the site during harvest activities only. If the harvest activity ceases then equipment must be relocated off the site. The permit is for a timber harvest, and associated processing of the harvest material from the site. No off site material shall be processed and/or brought to the site for storage and/or process as part of this permit.
12. If a second contractor is involved in any part of the processing of the non-dementional cordwood, tree tops, that contractor must meet with the IWWC staff. Change the address from Route 169 to Cherry Hill Road.

Joe Stoddard seconded. Approved unanimously.

7. Juanita Cristina, and Sheila Nabozny, 23 Woods Hill Road, 1-lot subdivision. Donna Navarro was present to discuss the application. Rabbitt explained the application and the process. Brooklyn has been notified, NDDH approval of 2/5/08 was received. Mark Sullivan was to

be here and he was not available to discuss the application. There was no revised plan; there were questions of a 4 or 5 bedroom house, the wetland flags and pins, and the conservation easement. We will continue to the March 5, 2008 meeting at 6:45 pm. at PCS.

CITIZEN'S COMMENTS – None.

NEW APPLICATIONS:

- 1. Dennis Hopkins, 160 Valentine Road,** single-family residence.
Dennis Hopkins was present to discussion the application. NDDDB is OK, he presented the approval to construct from NDDH, he presented the Washburn Soil Scientist letter with 6 wetland flags, intermittent watercourse, few trees to cut, pits for brush, rotation of house, blasting of ledge, and a good portion of the house is in the upland review area (80' to house). This is a new application and we do a site walk. Call to arrange an appointment.
- 2. Nicholas & Allison Gardner, 190 Modock Road,** propose to construct a three-bedroom residence with associated site amenities on a 12.9 acre parcel. Tim Gosslin from CME was present to discuss the application. He stated there is activity in the upland review area, a drain, NDDH approval was received, it's an open field, Ian Cole did the delineation and his letter is in the file. St. Martin stated he was very familiar with this application it is a wet field. Staff to do a site walk for a 3 bedroom home. Send notification to Putnam.
- 3. Hull Forest Products, Inc., Taft Pond Road,** timber harvest of storm damaged tree to protect integrity of intermittent streams and salvage down timber. Eric Johnson was present to discuss the applications. He asked for a jurisdictional ruling for both application #3 and #4. Work needs to be done in frozen conditions. A microburst damaged trees.
- 4. Hull Forest Products, Inc., Taft Pond Road,** timber harvest as per forest stewardship plan. No anticipated impact on wetlands. See number three above. They were combined in the discussion of the project(s).
- 5. Bruce and Kerry Dexter, 55 Johnson Road,** single-family home.
Previous approval has expired. Rabbitt explained that the entire driveway was installed and that was the only piece of the application that had to do with the wetlands. No restoration of the bridge has been done yet but will be done. House site has been cleared for 2 plus year. Because this was a previous approval, staff was asked to do a jurisdictional ruling. Clerk to notify Woodstock.

NON-FEE APPLICATIONS: None.

NOTICES OF VIOLATION/CEASE AND DESIST ORDERS:

1. **Roger Daigle, 193 Putnam Road**, Cease and Desist. 10/4/07 A letter from Atty. Aleman was read into the record stating that Mr. Daigle is doing an application in April or May 2008. The letter was dated January 14, 2008. A caveat was placed on the land records on January 10, 2008.
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) This application is in Public Hearing. The public hearing was closed this evening.
3. **Marc Tufts, 85 Searles Road**, gravel extraction and work in the regulated area. Application approved on 3/06. No activity in winter.
4. **JASD, Orchard Hill Road**, work in regulated area. NOV issued 11/4/05. No activity in winter and not until he gets the need to build a second building.
5. **Seth Fortier, 194 Covell Road**, new driveway and vernal pool. 10/05 The driveway needs to come out to Covell Road and the surface treatment needs to be done. Site is stable. We are waiting for him to finish out to the road.

JURISDICTIONAL RULINGS: None

PRIOR APPLICATIONS WITH CONDITIONS:

1. **Donna Gauthier, 2 Clapp Road**, single-family home. 11/03
2. **John Gagne, 61 Wade Road**, single-family home and reclamation. 9/04 extension granted 9/09. May get release in the spring 2008. Buttoned up.
3. **Keith and Erin Wilcox, 127 Tyott Road**, single-family home. 9/05. Revised plan submitted. Conservation Easement needs to be done.
4. **Pomfret School, Inc., Grosvenor Road**, timber harvest. 3/05. We will send note to the school that this application has expired and they will need a new one if they plan to do anything in the future.
5. **Mark Blakely, 138 Longmeadow Drive**, single-family home. 2/06
6. **Shane Pollock, Swedetown Road**, single-family home. 6/06
7. **Miller Family Limited Partnership, Tyott Road and Quassett Road**, 3-lot subdivision. 2/07. Preparing application for filing of mylars. Bills need to be paid. Language to review for this application.
8. **Rebecca Loos, 40 Modock Road**, 4-lot subdivision. 6/07 Trees were cut down for site line for P & Z.
9. **Great Woods Companies, 34 Wetherbee Road**, timber harvest. 8/07. Attorney requested copies of agendas. Will be sent.

SUBDIVISIONS APPROVED BY PLANNING AND ZONING: NONE.

COMPLAINTS/CONCERNS RECEIVED BY THE COMMISSION: NONE.

CITIZEN'S COMMENTS: None.

EXTENSIONS REQUESTED: None.

COMMISSION BUSINESS:

1. Report of Regulations Standing Committee – Final Draft of the regulations for discussion and possible approval. Attorney Zizka has the regulations for review. He thanks us for our patience.
2. Updates and Report from WEO and Commission Members: Rabbitt had none. Brais had none.
4. Approval of the January 2, 2008 Minutes. Jim Rowley made the motion to approve the minutes as amended. Joe Stoddard seconded. Safin abstained. Approved unanimously. Jim Rowley made the motion to approve the January 16, 2008 minutes. John Bergandahl seconded. Safin, Folsom and Travinski abstained. Approved unanimously.
5. Report of billing, and bond releases – Bond release for Weeden, Rabbitt needs to do the site walk and approve the partial release if appropriate.
6. Correspondence – was gone through
7. As needed – Budget discussion and approval. The budget is within the 3% increase as requested by the Selectmen. Pending litigation with Lussier there was no new information. Attorney Mike Zizka will be requested to attend the Quiet Corner Public Hearing of March 5, 2008 to render legal advice if needed. There was no engineer difference of opinion because issues were ironed out and impact on the environment issues was discussed.

ADJOURNMENT John Folsom motioned to adjourn at 9:50 p.m. John Bergandahl seconded. Approved unanimously.

Respectfully submitted,

Betty Morin, Clerk