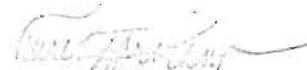


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2017 APR 20 A 10:45


TOWN CLERK

Town of Stafford
Inland Wetlands Commission
Regular Meeting
April 19, 2017
7:00p.m. - Warren Memorial Town Hall

Members Present: Barry Locke, Chairman
John Wilson
Dennis Hodgkin
William Dixon

Also Present: Alternates; David Smith and Ron Laiho
Michael Rhodes, applicant

AGENDA

1. Call to order and establish a quorum
2. Review minutes from February 15, 2017 Regular Meeting
3. Discussion and Possible Action: Application of Michael Rhodes, 21 Stony Lane. Construction of single family home served by private well and septic system. Map 14 Lot 7
4. New and Other Business
5. Adjournment

1. Call to order and establish a quorum.

Barry Locke called the meeting to order at 7:00 p.m. establishing a quorum with Barry Locke, John Wilson, Dennis Hodgkin and William Dixon.

2. Review minutes from February 15, 2017 Regular Meeting.

David Smith made a motion to approve the February 15, 2017 Regular Meeting minutes, seconded by William Dixon. All were in favor.

3. Discussion and possible action: Application of Michael Rhodes, 21 Stony Lane. Construction of a single family home served by private well and septic system. Map 14 Lot 7.

Michael Rhodes stated that he would like to build a 2 bedroom house with a garage and deck that will be within 100' from wetlands. The plan was previously approved in 2001, he purchased the property in 2015 and stated that he will build this house on the same footprint as was previously approved. The house will not be touching any wetlands but the future deck will encroach in the wetlands. John Wilson said that the concern is that nothing has ever been approved that has been directly in the wetlands and asked Michael if he would be willing to cut the deck shorter or keep the piers out of the wetlands. Michael said that he would do that and that it may be a few years before he builds the deck anyway. Michael was told that if he decided to move his house slightly to keep the deck out of the wetlands that he would not have to come before them, but in the future if he decides to add anything else to the property he would have to.

John Wilson made a motion to approve the application as presented with the following changes:

1. The corner of the decks under pining not be in the wetlands.
2. Appropriate silt fencing be constructed all around during construction.

David Smith stated for the record that the lot had previously been approved and that Michaels plan was comparable to the first one.

4. New and Other Business

None

5. Adjournment

A motion to adjourn was made by William Dixon and seconded by Dennis Hodgin.

All were in favor. The April 19, 2017 meeting of the Inland Wetlands commission was adjourned at 7:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Mary Mittra".

Mary Mittra
Recording Secretary