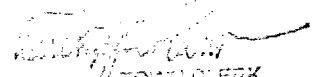


RECEIVED
STAFFORD, CT

2018 APR 19 P 1:16

Town of Stafford
Inland Wetlands Commission
Regular Meeting
April 18, 2018
7:00 p.m. – Warren Memorial Town Hall


TOWN CLERK

Members Present: Barry Locke, Chairman
John D. Wilson
Dennis Hodgkin
Bill Dixon
Hickory Lake
Rick Hartenstein

Also Present: David Perkins, ZEO
John Locke, Chair, Citizens' Advisory Committee
Dr. David Mordasky, applicant
Arthur Houle, A & H Excavating & Concrete
Tyler Roberts
Public

AGENDA

1. Call to order
2. Establish a quorum.
3. Review minutes of February 21, 2018 Regular Meeting
4. Walking Trail – Citizens Advisory Committee
5. Application of David and Judith Mordasky – 15 Buckley Highway – brook crossing; culvert installation
6. Discuss forestry regulations
7. Other Business
8. Adjournment

1. **Call to order.**
Barry Locke, Chairman, called the meeting to order at 7:00 p.m. in the Veterans' Meeting Room.
2. **Establish a quorum.**
Barry Locke established a quorum with regular members Barry Locke, Chair; John Wilson, Dennis Hodgkin, Bill Dixon, Hickory Lake and Rick Hartenstein.

3. Review minutes of February 21, 2018 Regular Meeting.

John Wilson made a motion, seconded by Hickory Lake to accept the February 21, 2018 regular meeting minutes. John Wilson, Hickory Lake, Barry Locke, and Rick Hartenstein voted in favor. Dennis Hodgin and Bill Dixon abstained. Motion carried.

4. Hyde Park Walking Trail – Citizens’ Advisory Committee

John Locke, Chair of the Citizens’ Advisory Committee, presented a map and detailed pictures of their proposal to build a walking trail at Hyde Park. Barry Locke asked how it might impact the wetlands. John Locke said he did not feel it would have an impact, but part of the proposal does include a crossing at the spillway from the duck pond.

The six-foot-wide, crushed aggregate stone dust trail will begin at the gravel access road and will go behind the food booth and dugouts, and along the river inside the fence to the skate park. They will go around the wet area where a bush is located and will cross the spillway. It is the Committee’s hope that a wooden bridge crossing can be done as an Eagle Scout project. After the crossing, the trail will stay to the upper side of the stone wall, about eight to ten feet inside, and then continue to the road. The trail would be about 1/3 mile long.

John Locke said Rick Zulick has been working with their Committee and may be able to provide some help with labor. The Citizens’ Advisory Committee has already gotten approval from the Hyde Park Commission, and received a positive referral from the Planning & Zoning Commission last week.

Barry Locke said he would want to see a sketch of the bridge design when it is done, so it can be kept on file. Dennis Hodgin asked that the Citizens’ Advisory Committee inform them if it is built differently from the design. John Locke said he would bring the plans to the ZEO.

John Locke said the spillway does overflow when there is heavy rain and they would want Rick Zulick’s people to fix that area so it doesn’t continue to wash over the sides. However, none of the work they will do with regard to the walking trail will spill into the river. Their work will not be that intrusive.

Bill Dixon made a motion, seconded by John Wilson to accept the Hyde Park walking trail proposal as presented, and to file a drawing of the bridge when that detail is determined. Barry Locke said it should be noted in this approval that Rick Zulick is a soil scientist and is working on the project with the Citizens’ Advisory Committee.

5. Application of David and Judith Mordasky – 15 Buckley Highway – brook crossing; culvert installation

Dr. David Mordasky attended the meeting with Arthur Houle of A & H Excavating & Concrete, who provided design drawings for the brook crossing and who will be doing the work. Dr. Mordasky noted the project will utilize a 36” round pipe, and that

calculations were submitted for a 100-year flood event. Rip rap will be provided for erosion control.

Dave Perkins asked when work was expected to begin. Arthur Houle said they would have to wait until things dry up. He said he has spoken with Town Engineer Dennis Milanovich and if they need to, they can divert water with a pipe to keep the brook running and then move things back as they were before when the work is completed. He said he did not expect to start work until the summer. They will get the footings in.

Dave Perkins noted this is a regulated activity, not a significant activity which needs to be permitted, but no public hearing is required.

John Wilson made a motion, seconded by Rick Hartenstein to accept the plans for the brook crossing and culvert installation as presented. All were in favor.

Barry Locke made a motion to add an item to the Agenda to discuss the demolition of a house at 27 Lakeshore Boulevard, and to replace the house with a new one. The motion was seconded by Hickory Lake. All were in favor.

6. Application of Lorin Dafeo, 134 Croft Drive, Manchester to demolish home at 27 Lakeshore Boulevard, Stafford Springs, and replace with a new home.

David Perkins reviewed the plans. He said this is a simple as-of-right application. The existing house is about thirty feet from the lake, and the owner wants to take it down. He reviewed erosion control measures, noting that no work will be done in the wetlands. Arthur Houle of A & H Excavating & Concrete said the work should start in a couple of weeks. He wants to talk further with the neighbors, and he may need to install some drainage beforehand. Presently there are three rows of hay bales in place now. He also expects to put up a wall with a yard drain. Leaders can be tied into the drainage.

Barry Locke said he would want to see the exact drawing showing where the water will be going. He directed Arthur Houle to bring the drawing in to the zoning office prior to starting work so Dave Perkins can review it. Arthur Houle said they want to get the demolition work done, so they can then see what they have to work with. Barry Locke said they will want to see the site plan for the new home. The Board can then amend the permit at a future meeting.

John Wilson made a motion, seconded by Hickory Lake to accept the application of Lorin Dafeo to demolition an existing structure at 27 Lakeshore Boulevard, and when the final plans for the replacement home are in, they are to be submitted to the Zoning Enforcement Officer for review, so the Board can amend this approval. The applicant must at all times maintain a silt fence and hay bales during construction. All were in favor.

7. Discuss forestry regulations

Dave Perkins explained that the Town of Stafford has been regulating forestry via their zoning regulations for years, but they have recently learned from the Department of Energy and Environmental Protection that regulation of forestry must be done through wetlands regulations.

Dennis Hodgin asked if there are any state boilerplate regulations. He said these types of regulations are complex and they may need to get input from area loggers and foresters. Dave Perkins provided IWWC forestry regulations from a couple of towns, but said the easiest way to correct the situation would be to repeal the town's zoning regulations and simply add them to the wetlands regulations. Hickory Lake asked if they would be added to their existing regulations, as opposed to replacing them entirely. Dave Perkins said, yes, that would be the easiest solution.

Barry Locke noted that 90 percent of the time, when a logging job comes before them, there is a forester attached to the project, so their Commission works with the forester as well. John Wilson asked if someone on their Commission may need to take a forestry course to meet requirements. Dave Perkins said the standard Inland Wetlands course is accepted. Hickory Lake read from the statutes about forestry practices. He noted that taking a course is recommended but not required. It was noted that a few of their members already have taken an IWWC course. They are offered online.

The Commission directed Dave Perkins to incorporate the zoning regulations on forestry into the IWWC regulations. Barry Locke asked that Dave Perkins email them on to all the members for review. Bill Dixon asked if there might be some redundant regulations in the current zoning regulations that are already in the IWWC regulations. Dave Perkins said he will look for this and meld them together if needed.

Dave Perkins said the process will require holding a public hearing, and after that they will need to get DEEP approval, and then final approval from the Board of Selectmen.

8. Other Business

Barry Locke said he received a complaint from Tyler Roberts of Stafford Street and he made a motion to add a discussion of the complaint to the agenda. The motion was seconded by Hickory Lake. All were in favor.

Barry Locke said the complaint is in regard to two greenhouses constructed at 21 Stafford Street in which one is permitted and one is not. In his complaint, Tyler Roberts said one of the greenhouses encroaches into the wetlands buffer, according to a Capitol Region Council of Governments (CRCOG) map.

Dave Perkins provided a site plan of the property at 21 Stafford Street, which was created in 2008. All of the buildings in the plan were proposed buildings. He delineated what was approved in 2008. He said the property owner then later applied in 2016 to the Planning & Zoning Commission to build the two greenhouses. He said one greenhouse is 61 feet into the buffer, but not in the wetlands.

Tyler Roberts said one of the greenhouses was built without a permit.

Dave Perkins said the Commission can amend the permit to include the greenhouses or they can require that the homeowners, Kurt & Kim Milikowski, come in with an IWWC application. He said this is a nursery/agriculture activity outside the wetlands.

John Wilson said it is clear in the regulations that this is an as-of-right use under agriculture.

Barry Locke asked Tyler Roberts what was his concern. Tyler Roberts said it is a compound problem. John Wilson said their Board has to focus on how the activity affects the wetlands. Tyler Roberts said the greenhouse should be engineered so that nothing from the agriculture activity impacts the soils. He referred to State of Connecticut statutes.

Dennis Hodgin asked Dave Perkins to provide a timeline. Dave Perkins said the time period to build the greenhouses is not a factor. He said the greenhouses were approved in 2016 by his predecessor. He said there is no wetlands permit on file, and he suggested that the property owner be asked to file a wetlands application, which he could bring to their next meeting. Tyler Roberts said he could provide a detailed timeline that his counsel has put together.

Hickory Lake made a motion, seconded by John Wilson to direct the ZEO to contact the property owners at 21 Stafford Street and ask them to fill out a wetlands application for the two greenhouses, which they will then discuss at their next meeting. All were in favor.

Rick Hartenstein confirmed that the Board members will review the application before any approval is granted.

9. Adjournment

Hickory Lake made a motion to adjourn, seconded by Dennis Hodgin. All were in favor. The April 18, 2018 IWWC meeting was adjourned at 7:55 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary