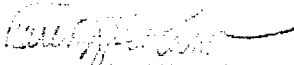


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2018 MAY 17 P 12: 39

Town of Stafford
Inland Wetlands Commission
Regular Meeting
May 16, 2018
7:00 p.m. – Warren Memorial Town Hall


TOWN CLERK

Members Present: Barry Locke, Chairman
John D. Wilson
Hickory Lake
Bill Dixon
Kurt Mordasky

Also Present: Dave Perkins, ZEO
Dave Smith, alternate
Kim and Karl Milikowski, applicants
Andrea Eldridge and Tyler Roberts

AGENDA

1. Call to order
2. Establish a quorum.
3. Review minutes of April 18, 2018 Regular Meeting
4. Application of Kim and Karl Milikowski – 21 Stafford Street – 2 greenhouses in upland review area.
5. Discuss Forestry Regulations
6. Other Business
7. 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, Hickory Lake, Bill Dixon, and Kurt Mordasky.
3. **Review minutes of April 18, 2018 Regular Meeting.**
John Wilson made a motion, seconded by Hickory Lake to accept the April 18, 2018 Regular meeting minutes. All were in favor.

4. Application of Kim and Karl Milikowski – 21 Stafford Street – 2 greenhouses in upland review area.

Barry Locke confirmed that all members had visited the site and had seen the two greenhouses under discussion. Dave Perkins, ZEO, provided some history. He said the greenhouses were built in 2016, but there is no permit on record in the file. He said his office received a complaint, and at the April, 2018 meeting, the IWWC decided to require the property owners to apply for a permit for the existing greenhouses. He put a drawing of the site plan up on an easel for all to see.

John Wilson asked how wide the greenhouse nearest the pond is. Karl Milikowski said it is 26 feet wide. It is about 35 feet within the wetlands buffer.

Dave Perkins said the Commission needs to determine if this is a regulated use, an as-of-right use, or a significant activity. There was consensus that a greenhouse is an agricultural activity and therefore an as-of-right use. There was also consensus that the activity is not causing damage to the wetlands and there is no obvious runoff issue. Barry Locke confirmed with the applicant that the State Department of Energy and Environmental Protection has inspected the site.

The Commission reviewed the May 15, 2018 letter from Mark Shipman, an attorney with Shipman, Shaiken & Schwefel, LLC, who represent Andrea Eldridge and Tyler Roberts, and Martha Abromaitis. John Wilson said that regardless of farming, if the applicant had come to them asking to put up the greenhouses where they placed them, they would have approved them. The Commission also acknowledged the letter to Andrea Eldridge from Darcy Winther at the Bureau of Water Protection and Land Reuse, which was also copied to Dave Perkins.

John Wilson made a motion, seconded by Hickory Lake to accept the application of Kim and Karl Milikowski of 21 Stafford Street as presented for two greenhouses in the upland review area. All were in favor.

5. Discuss Forestry Regulations

Dave Perkins compiled the Planning & Zoning Regulations (PZC) on forestry into a new document for the IWWC. Barry Locke recommended adopting the regulations as their own, which can always be updated as needed. Dave Perkins noted that the Agricultural Advisory Committee is also looking at the regulations and at how they might relate to agriculture. He said he will need to present the regulations to DEEP for their approval and said they should be sent to Darcy Winther as well as the people at DEEP involved with forestry. Their approval may take 65 days.

Dave Smith questioned why forestry should be regulated under the IWWC instead of the PZC. He said he could see situations where the IWWC would need to weigh in if the location of activity would be close enough to trigger a wetlands review, but this is often not the case. Dave Perkins said the requirement comes from the State Legislature. The IWWC directed Dave Perkins to forward the regulations to DEEP for their opinions. Once they hear back, they will set a Public Hearing.

6. Other Business

None.

7. Adjournment

Hickory Lake made a motion, seconded by Kurt Mordasky, to adjourn the meeting. All were in favor. The May 16, 2018 Inland Wetlands Commission meeting was adjourned at 7:15 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary