

Town of Stafford
Inland Wetlands Commission
Regular Meeting
October 17, 2018
7:00 p.m. – Warren Memorial Town Hall

RECEIVED
STAFFORD, CT

2018 OCT 18 A 11:47

4 pages

Matthew Vogt
TOWN CLERK

Members Present: John D. Wilson, Acting Chair
Dave Belcher
Kurt Mordasky
Hickory Lake

Also Present: Dave Perkins, ZEO
Matthew Vogt, contractor representing Mark Dix
Lauren Dufour/Dr. David Mordasky, regarding 27 Lakeshore Blvd

AGENDA

1. Call to order.
2. Establish a quorum.
3. Review minutes of August 15, 2018 regular meeting.
4. Application of Mark Dix – 284 Buckley Highway – pond dredging and maintenance
5. Application of Sarah Burda – 203 Hydeville Road – construction of garage
6. Set calendar of 2019 Meetings
7. Other Business
8. Adjournment

1. Call to order.

John Wilson called the meeting to order at 7:00 p.m. in the Veterans' Meeting Room.

2. Establish a quorum.

John Wilson established a quorum with John Wilson, Acting Chair; Dave Belcher, Kurt Mordasky, and Hickory Lake.

3. Review minutes of August 15, 2018 Regular Meeting.

Hickory Lake made a motion, seconded by Kurt Mordasky to approve the minutes of the August 15, 2018 Regular meeting. All were in favor.

4. Application of Mark Dix – 284 Buckley Highway – pond dredging and maintenance.

Matt Vogt, the contractor representing Mark Dix, said the applicant wants to do a partial dredging of the pond. There is a small cove streamlet that slowly deposits silt and they want to clear a 25 foot by 25 foot area, about two to three feet down. They plan to pump the silt to a dewatering tube on shore, then let it sit to dry, then spread the material out and seed it on the lawn. This would be done beside the shore, approximately ten feet from the edge of the pond. Matt Vogt expects to spread the material out after it dries, which should be a maximum of about 6 inches deep.

David Perkins, ZEO, said this is a regulated activity.

Matt Vogt said hay bales would be set up to prevent runoff back into the pond. He said the dewatering tube is basically a bag made of woven material, which would retain the sediment, but let the water drain out. The dewatering tube would sit to dry until spring time. Dave Perkins recommended installing a silt fence between the tube and the pond, and to look for ways to be proactive so that future silt buildup could be mitigated. Matt Vogt said he would do this. In addition he would install 6 mil plastic to create a temporary retaining pond area.

Dave Belcher made a motion to approve the application of Mark Dix at 284 Buckley Highway for pond dredging and maintenance as presented. The motion was seconded by Kurt Mordasky. All were in favor. John Wilson asked that the silt fence be installed prior to the start of the pumping operation.

Matt Vogt asked if there were any stipulations around the time to begin the work. He would like to start work in a couple of weeks. Dave Perkins said the permit is good for two years.

5. Application of Sarah Burda – 203 Hydeville Road – construction of garage

John Wilson reviewed the application. Sarah Burda would like to construct a garage on the left side of the house. The house was built in 1997. It is in the upland review area. He said David Perkins went with Rick Zulick, a certified soil scientist, to inspect the property, and found the area near the garage is all fill. They also went to the watercourse and that has wetlands soils in that area. It was determined that the garage is not being placed in the wetlands.

David Perkins said he would be willing to sign off that the garage is in the upland review area, but not on wetlands.

Hickory Lake made a motion, seconded by Dave Belcher, to approve the application of Sarah Burda to construct a garage at 203 Hydeville Road, as presented. This is permitted as of right. All were in favor.

6. Set calendar of 2019 Meetings

David Perkins reviewed the 2019 meeting calendar. The IWWC would continue to meet on the third Wednesday of each month at 7:00 p.m. in 2019, with the exception of December as Christmas falls on the third Wednesday of December.

Dave Belcher made a motion, seconded by Kurt Mordasky to accept the proposed 2019 meeting calendar as presented. All were in favor.

7. Other Business

At a previous meeting, Lauren Dufour was granted approval to tear down an existing house and build a new house at 27 Lakeshore Boulevard. She had been advised to return with a drainage plan for the Board to review before building the new house. She attended the meeting with Dr. David Mordasky. The plan is to install a drain at the bottom of the driveway so runoff does not go down into the lake. Curtain drains would be tied into a 6" drain.

Dr. Mordasky said there was a question whether the gutters should also be tied in. He said he felt they should be because otherwise there would be a lot of wash. The water would go into an infiltrator.

David Perkins asked if the parking area would be all pavement. Lauren Dufour said it would be. David Perkins asked if there might be any way to capture the water in the parking area and store it there. John Wilson said it would make sense to put in an infiltrator up at the top to pick up the driveway.

Hickory Lake asked what they would do with the overflow from the infiltrator up top. He said they need to have one drain down to the other. He asked if they might run into any issue with grades. Dave Belcher and John Wilson said grades would not be an issue because the property is very steep. Dr. Mordasky agreed that installing two infiltrators would be better than one.

David Perkins asked Lauren Dufour to have her contractor, Art Houle, talk to him before starting work to go over the drainage. Dr. Mordasky said he will submit modified drawings to David Perkins, once a final plan is decided. John Wilson said the plans would be an obvious upgrade to the property.

John Wilson provided an update of the hospital project at Johnson Memorial. He commended David Perkins for doing several inspections there, and said he has been there himself as well. He said there have been some erosion problems due to excessive rain, and the contractors did their best to corral it. There resulted some infiltration of the wetlands. However, the contractor was very cooperative and did what they were asked to do. He said the contractor spent thousands of dollars more on erosion control than they expected.

John Wilson provided some pictures of the infiltration and cleanup. Hickory Lake asked if the property is currently stabilized. David Perkins said it is largely contained, but should be better once the grass grows in. John Wilson said they did a three to one slope, about 100 yards wide by 100 yards long, creating no plateaus or berms. However, they did do berms where the septic system is. John Wilson said he told them they could not use machinery in the area, so as not to make the situation worse, so the silt was taken out by hand. It was a big effort, but now the hospital has a sewer system and it is working.

David Perkins reported there is a property that is part of the Staffordville Lake Beach Park Association where each of the Association members owns one share of thirty-one shares in it. This property gives people access to the lake. However, there are two members that live next door that appear to want to control the property, and David Perkins has been put in the middle of the infighting. He said someone put a dock there, and one of those neighbors complained and so it was taken out. It went in again, and was then taken out again. There is also a walkway to the beach made out of about sixty tires, and David Perkins received a request to create a walking pathway instead of one made from tires.

David Perkins said he has since obtained a copy of the bylaws and the Association's mission statement. He has also met the new Association president. He said he felt the walkway was a good idea, and he could grant doing the path as an upland review area path. He said if they want to do anything at the property, it should come to him through the Association President, and this seems to be working now. The Association voted and approved of doing the walkway.

As for putting in a dock, David Perkins said this is a regulated activity that should come before the IWWC. Hickory Lake said he felt if the dock is just a roll-away, floating dock, then it should not be their purview, and their Board should only be involved if the Association was driving pilings into the lake. He said he was more concerned with the creation of a pathway, which could result in silt running into the pond.

David Perkins also brought up another issue at the southern end of Staffordville Lake at the corner of East Street and Wales Road. There are a couple of docks there currently. There is a piece of property between the guardrail and the lake that is non-conforming and owned by two parties. The owners have since split this piece of property in half and made two even more non-conforming properties. One of the property owners is apparently now selling easements on the property. David Perkins said he told the property owner that they may need to get IWWC approval for the docks. He said he sent the property owner a letter which said any easement should be appertinent to the deed. He said the town does have an ordinance that states one must be a property owner or tenant on the lake to have mooring rights on the lake.

There was further discussion about whether the IWWC should get involved if they are just floating docks, and whether the IWWC has jurisdiction over moorings.

David Perkins said if it becomes necessary, he could require that the property owners put the cut-out pieces back together because what they did is not allowed legally. For now, he is just giving the IWWC a heads up about the issue.

Hickory Lake asked about the status of the spillway project at Crystal Lake. It was noted that the spillway was installed and silt control was done, but the tarp and blocks remain in the water. He said he feels this work is only half done and left as it is now, could also create a safety issue. David Perkins asked who owned the dam. John Wilson said he thought it was owned by the Crystal Lake Association. He said it is a gray area as to whether they have jurisdiction over this, as the Department of Energy and Environmental Protection (DEEP) covers the dam. David Perkins said he would look into the situation. John Wilson said he will try to find out if DEEP will remove the tarp and blocks.

8. Adjournment

Hickory Lake made a motion, seconded by Kurt Mordasky, to adjourn the meeting. All were in favor. The Stafford October 17, 2018 Inland Wetlands Commission meeting was adjourned at 7:24 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary