

Town of Stafford  
Inland Wetlands Commission  
Regular Meeting  
December 19, 2018  
7:00 p.m. – Warren Memorial Town Hall

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TOWN CLERK

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

Also Present: Dave Perkins, ZEO  
Jim Cassidy, Project Engineer, Hallisey, Pearson & Cassidy  
George Logan, REMA Ecological Services  
Ron Laiho, alternate

## AGENDA

1. Call to order.
2. Establish a quorum.
3. Review minutes of October 17, 2018 regular meeting.
4. Receive application from NERP holdings for filling 4,880 sq. ft. of wetlands at 54 West Stafford Road for construction of 19,000 sq. ft. tractor supply store. Schedule public hearing.
5. Other Business
6. 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, Hickory Lake, and alternate member Dave Smith, seated for Tom Topping.

**3. Review minutes of October 17, 2018 Regular Meeting.**

Hickory Lake made a motion, seconded by Kurt Mordasky to approve the minutes of the October 17, 2018 Regular meeting. Hickory Lake, Kurt Mordasky, John Wilson and Dave Belcher voted to approve. Dave Smith abstained. Motion carried.

**4. Receive application from NERP holdings for filling 4,880 sq. ft. of wetlands at 54 West Stafford Road for construction of 19,000 sq. ft. tractor supply store. Schedule public hearing.**

Jim Cassidy, Project Engineer with Hallisey, Pearson & Cassidy, reviewed the application. The property owner is the estate of Michael Duda and Arlene Duda is the executrix. They are seeking a wetlands permit at 54 West Stafford Road.

Jim Cassidy provided an aerial view of the 16.2 acre parcel which falls in the Highway Business Zone, with frontage on West Stafford Road. There are presently two residential houses on the northwest corner of the property and an antique shop on the east side. There is also a frame and block building formerly for an automotive use on the property.

Jim Cassidy said the majority of the back portion of the property is wetlands and there is a flood plain in the far southwest corner. They plan no activities in this area. The northwest corner of the property is the high point and all of the land slopes off to the wetlands with gradual grades.

Jim Cassidy said the plan is to redevelop the property and put in a new retail store---a Tractor Supply. They will remove all of the existing structures. The new building will be 19,097 square feet with frontage on West Stafford Road. There will be a new curb cut where the antique store presently stands. There are plans for 67 parking spaces in the front of the building, an additional 20 spaces on the side, and another 6 spaces in the rear loading area. There will be an outside display area for larger items that will be fenced all around with a gate in the front and back so customers can drive in and load their purchase after they are paid for.

There will be a concrete pad in back for a loading ramp for tractor trailer deliveries, a concrete walk in front for seasonal displays, and a permanent trailer display area.

Jim Cassidy reviewed the stormwater management. Development will be close to the wetlands line and they plan to fill 4,720 sq. feet of wetlands in one area. They plan to extend the culvert and discharge to rip rap and a dissipator. There will be a series of catch basins in front. Small bio-retention basins will handle the first flush of runoff, then the rip rap will handle the overflow. He said the plan results in no increase in flow post-development.

Jim Cassidy said there is a state pipe across Route 190 that drains the parking lot and if they use one pipe, they would need to cross over the state pipe, which would require bringing in a lot more fill. For this reason, they will install their own pipe, resulting in two separate drainage systems.

The property is served by public utilities and they are proposing a series of retain walls along the access all. They also plan to fill another 155 sq. feet of wetlands in another area on the parcel. He said they are looking at 2.2 acres of activity in the upland review area. Jim Cassidy said they plan to curb the whole edge area of the parking lot with discharge going to the basins.

Jim Cassidy introduced soil scientist, ecologist, and wildlife biologist George Logan, who delineated the wetlands. He distributed copies of and reviewed his on-site soil investigation and wetland delineation report dated December 14, 2018. He reviewed wetlands areas 1, 2, and 3 as delineated in his mapping, noting the front wetlands have been disturbed.

George Logan said the wetlands in the rear portion of the property are worthy of preservation. The plan will impact less than 5,000 square feet, and he said they will be creating bio-retention basins that will create additional wetlands. They also plan to remove invasive knotweed.

George Logan said he will be providing a wetlands assessment report for the public hearing. However, if a public hearing is scheduled for January 16, 2019, he may not be able to attend and may send a colleague in his place.

Jim Wilson said extending the pipe under Route 190 will move a lot of water from that area now. Jim Cassidy said right now there is no protection at the end of the pipe, and so their plan will be an improvement as it will eliminate a lot of scouring.

Dave Smith asked where the storm sceptor would be located. Jim Cassidy said there will be three catch basins along the front with a sceptor at the third.

Jim Cassidy said they have an aggressive planting plan, and they typically provide a palette of plans to choose from to allow accommodate the conditions of the site.

Dave Perkins asked for a sequence of events. Jim Cassidy said they plan to put in a temporary sedimentation basin along the back so they can work on establishing the water quality basins. They expect to start in the spring, work throughout the summer and turn it over in October.

Dave Smith asked if there was any idea how much imported fill would need to be brought in. Jim Cassidy said, excluding the typical material for construction, they expect about 1,700 yards of material.

John Wilson asked about the retaining wall and how they planned to protect the wetlands. Jim Cassidy said they plan to circumference the entire area with large modular blocks. It will be a very short wall. They will use hay bales. Dave Perkins noted the hay bales may be in standing water. Jim Cassidy said initially that would be correct, but only a few inches.

Dave Smith asked if there might consider a conservation easement for the back area of the property. Jim Cassidy said they will recommend it to the client. Dave Smith also asked about how they will handle roof water. Jim Cassidy said they will discharge roof water through an underground roof leader to a basin.

Dave Perkins reviewed the various engineering reports they presently have or will need for the public hearing, which include the drainage report, the erosion control and mitigation narrative, soil scientist report, ecological report, and details of characteristics of the fill material. Also, in talking with John Wilson, he said they feel they need to have a peer review of the project to calculate drainage and review other technical details. He reached out to a few engineering firms and said he feels a peer review NTE \$8,000 would be adequate.

Dave Smith asked if the Tractor Supply store they plan to build is standard in size for their stores. Jim Cassidy said it is not a prototypical size store as they made adjustments to address the wetlands.

Dave Belcher made a motion, seconded by Hickory Lake to accept the application submitted by NERP Holdings and Acquisitions, LLC for filling 4,880 sq. ft. of wetlands at 54 West Stafford Road for construction of a 19,000 sq. ft. Tractor Supply store and filling and grading 88,400 sq. ft. of Upland Review area.

It has been determined that this is a significant activity and that a public hearing is required. The hearing is hereby scheduled for January 16, 2019 at the Veterans Meeting Room, Stafford Town Hall, 1 Main Street, Stafford Springs, CT at 7:00 PM.

Furthermore: The applicant agrees to fund the cost of a peer review of the project in accordance with ordinance 2-6. It is anticipated that these fees will not exceed \$8,000.00. A deposit of \$8,000.00 must be submitted to the Land Use Office by the applicant prior to the opening of the public hearing.

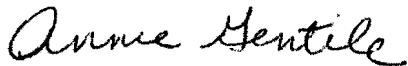
A vote was taken on the motion and all were in favor.

5. **Other Business:** None.

6. **Adjournment**

Hickory Lake made a motion to adjourn, seconded by Dave Belcher. All were in favor. The December 19, 2018 meeting of the Inland Wetlands Commission was adjourned at 7:50 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary