

Town of Stafford  
Inland Wetlands Commission  
Special Meeting  
January 30, 2019  
7:00 p.m. – Warren Memorial Town Hall

WED  
STAFFORD, CT

2019 JAN 31 P 12:37

4 pages

*[Signature]*  
TOWN CLERK

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

Also Present: Dave Perkins, ZEO  
Jim Cassidy, Project Engineer, Hallisey, Pearson & Cassidy  
Matthew Darling, New England Retail Properties  
George Logan, REMA Ecological Services  
Ron Laiho, alternate  
Rick Hartenstein, Selectman  
Joe Boucher, Towne Engineering  
Public

### Pledge of Allegiance

### PUBLIC HEARING:

Application submitted by NERP Holdings and Acquisitions, LLC for filling 4,880 sq. ft. of Wetlands at 54 West Stafford Road (Map 47, Lot 9) for construction of 19,000 sq. ft. Tractor Supply store and filling and grading of 88,400 sq. ft. of Upland Review area.

John Wilson opened the continued public hearing at 7:00 p.m., establishing a quorum with John Wilson, Acting Chair; Dave Smith, Dave Belcher, Kurt Mordasky, Hickory Lake, and Tom Topping.

Jim Cassidy, Project Engineer with Hallisey, Pearson & Cassidy, reviewed the peer review comments. He said George Logan of REMA Ecological Services had taken another look at the wetlands and noted that one area became bigger, and added another area near the rear retaining wall. He discussed the culvert on the property that, despite collapsing, is presently conveying flow. There was agreement to remove and replace that with a 15" concrete pipe. In doing so, there will be an additional 22 square feet of disturbed area. About 5,431 state wetlands will be impacted, but the federal wetlands impacted is about 4,900 square feet. Because that federal number falls under the 5,000 square foot threshold, they will not need to obtain an Army Corps of Engineers permit.

Jim Cassidy said any unwanted debris that can be manually removed from a concentrated area in the middle of the site will be removed. Additionally, if they can get permission from the neighboring property owner, they will manually remove pipe and other debris at the back of the property that is just outside their property line. The plan calls for building a 3' high retaining wall across the access drive to the south which will permanently block access from the site to saint Edwards Cemetery. They will also install a section of concrete block with staggered spacing at the back of the parcel to block vehicular access at the back of the property.

Jim Cassidy addressed the issue of the roof leader. They are moving the location of it to the midpoint of the building which will then outlet to the storm water basin. They will add riprap and a check dam. They will change leak offs to extend riprap on the side area of the property.

A change was made to the landscaping plan. It was noted that there is a limited amount of area for stockpiling snow. One area they will use is to the north of storm water basin #3. Additionally the landscaping plan called for a hedgerow for screening on the side of the building where the loading area exists. After reviewing it with staff, they will remove some of the hedgerow toward the front of the property, replacing it with canopy trees. In this way, snow can be stockpiled between those canopy trees as well as between the canopy trees across the front of the property. Jim Cassidy noted there are sixteen parking spaces on the opposite side of the building, which are typically not necessary. Stafford's zoning regulations requires 77 parking spaces, but a typical Tractor Supply store only utilizes about 60 spaces. These sixteen spaces, therefore, could be used for additional snow stockpiling. However, if the store found that the loss of those spaces was impacting sales, they would remove the snow from the site all together.

The public hearing was opened to questions and comments. Dave Perkins asked about the installation of a stone check dam instead of using hay bales for erosion sedimentation control. Jim Cassidy said there is an active flow of water in one area, and it would be difficult to contain that water with hay bales. He added that they will also put in a dewatering settling basin at the front northwesterly corner of the site and pump water to it if needed.

Hickory Lake asked why they planned to reinstall the culvert they were taking out. Jim Cassidy said this has been a subject of some back and forth discussion, and the culvert is an effort to minimize the impact to the property. They don't want to change the hydrology of the site. John Wilson said that George Logan had previously indicated that the wetlands had adapted itself to the crushed pipe. He questioned what might happen if they open that area up. George Logan said the idea is to maintain the invert as it was with the pipe there.

Joe Boucher of Towne Engineering, who conducted the peer review, asked about the wetlands to the west of the site and if it outlets to Middle River. George Logan said it is isolated, noting where it can be seen in an aerial view of the topography.

Dave Smith asked Dave Perkins if he was satisfied with the overall plan. Dave Perkins said he was. Joe Boucher said they had a productive meeting on Monday. He said Rick Zulick had pointed out there is no buffer between the edge of the parking lot and the storm water basins, leading to a discussion on the need for some kind of oil capturing device to contain spills. Jim Cassidy said they discussed the possibility of a flock box, but felt that would not work there. They will likely go with a pollution log across the riprap.

There were no further questions or comments from the Commission, nor the public.

Tom Topping made a motion to close the public hearing, seconded by Dave Smith. All were in favor.

SPECIAL MEETING:

**AGENDA**

1. Call to order.
2. Establish a quorum.
3. Possible decision – public hearing items
4. Adjournment

**1. Call to order.**

John Wilson called the special meeting to order at 7:23 p.m. in the Veterans' Meeting Room.

**2. Establish a quorum.**

John Wilson established a quorum with the same members as were at the public hearing: John Wilson, Acting Chair; Dave Smith, Dave Belcher, Kurt Mordasky, Hickory Lake, and Tom Topping.

**3. Possible decision – public hearing items.**

The Commission reviewed the IWWC meeting sheet prepared by Dave Perkins dated January 30, 2019, which includes a list of Criteria (a. – f.) for the decision, and Conditions (A. – J.) for approval.

Dave Smith questioned whether they needed Criteria Item a. His concern was that it would appear they were conditioning their approval on that item when it is not needed to make their decision this evening. There was agreement to reword Criteria a. to read: *Information provided indicates no degradation to the environment.*

The Commission reviewed the Conditions on the list. It was noted for Item C. that they do not know what the soil conditions are under the ponds the applicant will be building. Dave Smith said that once they get into this area and open it up, the applicant should be willing to make the appropriate field adjustments.

There was consensus to remove Condition F. Dave Perkins said he reached out to the Northern Connecticut Land Trust, and to date has not heard back from them. He asked if this is an issue for the Commission, regarding policing or using the land for hiking trails. There was consensus that this was not a big issue and there is no need to make it a condition of approval.

There was also consensus to remove Items H., I., and J. from the Conditions. It was noted that Item I. (Block Back Access from Cemetery) has already been added to the plan.

Dave Perkins asked what would happen if there were an oil spill. Dave Smith said there are different types of absorbent pads and booms that can be used. There was consensus to add a condition that environmental controls are to be reviewed by staff.

Hickory Lake made a motion, seconded by Dave Smith to approve the application submitted by NERP Holdings and Acquisitions, LLC for filling 4,900 square feet of wetlands at 54 West

Stafford Road for the construction of a 19,000 square foot Tractor Supply store and filling and grading 88,400 square feet of Upland Review area

The Information submitted includes:

Wetlands Assessment Dated 1/14/2019 by REMA Ecological Services.

Drainage Calculations submitted by Hallisey, Pearson and Cassidy dated 12/10/18, Revised 1/19/19.

Wetlands and Site Plan design sheets 1 – 19, revised 1/29/19 by Hallisey, Pearson and Cassidy. Peer Review by Towne Engineering dated 1/14/19 and response stamped 1/28/19.

The approval takes into account the discussed criteria and conditions from January 30, 2019.

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

Dave Perkins thanked Jim Cassidy and their team for working with the Commission to make the plan better and accepting the recommendation for a peer review. John Wilson said Joe Boucher's peer review was very helpful.

**4. Adjournment**

Dave Belcher made a motion to adjourn, seconded by Tom Topping. All were in favor. The January 30, 2019 Special meeting of the Stafford Inland Wetlands Commission was adjourned at 7:35 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary