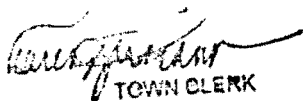


Town of Stafford  
Inland Wetlands Commission  
Regular Meeting  
April 17, 2019  
7:00 p.m. – Warren Memorial Town Hall

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TOWN CLERK

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

Also Present: Dave Perkins, ZEO  
Dr. David and Judith Mordasky, applicants

### REGULAR MEETING:

#### AGENDA

1. Call to order.
2. Establish a quorum.
3. Approve minutes 1/16/19 regular meeting and 1/30/19 special meeting.
4. David Mordasky – 15 Buckley Highway – Construction of building in buffer. Bridge was approved to access building area on April 15, 2018.
5. Lorin Dafoe – 27 Lakeshore Blvd. – Addition of deck to proposed structure in buffer. Structure was approved April 15, 2018.
6. Adjournment

1. **Call to order.**

Barry Locke, Chair 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 Barry Locke, Chair, John Wilson, Hickory Lake, Dave Belcher, and Kurt Mordasky.

3. **Approve minutes 1/16/19 regular meeting and 1/30/19 special meeting.**

Hickory Lake made a motion, seconded by Kurt Mordasky to approve the 1/16/19 regular meeting minutes and the 1/30/19 special meeting minutes as presented. All were in favor.

4. **David Mordasky – 15 Buckley Highway – Construction of building in buffer. Bridge was approved to access building area on April 15, 2018.**

Dr. David Mordasky, the applicant, attended the meeting presenting maps drawn by J. R. Russo Engineering. He noted a lot of activity is in the wetlands area. He said a road about 1,200 feet long comes in from Route 190 and an exit road goes out at Westford Avenue.

Dr. Mordasky said that because the work is close to the wetlands, he has not yet gone to zoning. He decided that the IWWC should be his first stop to get the Commission's recommendations. He also noted that David Perkins has walked the property three times and John Wilson has also walked the property.

David Perkins said there is a stream that goes through the middle of the property and the IWWC granted him a permit to cross the stream. The applicant was also granted a permit to do a forestry operation. He said they are keeping the retention pond close to, but out of, the wetlands. They are doing several cuts and fills to get the road in with a 29 foot build on one end and a 14 foot cut on the other. The hope is that the cuts and fills will be a tradeoff so they won't need to bring in any material. The road is a climb with a maximum 10 percent slope.

Dr. Mordasky said the backside of the building can be accessed for bringing in large animals. He said he wanted to move everything away from the high end as much as possible. His preference would be to have a whole drive around area around the building. David Perkins said they should end up with a 2 to 1, 80 foot slope.

John Wilson said they will need to establish a stabilizer for the severe area and suggested using some of the boulders on the site. A suggestion was also made to put in a swale before the silt fence to capture runoff. Dr. Mordasky said Rocky Mountain Tree Service clear cut the area but left stumps so the silt fence will need to be woven through them. A suggestion was made to put the boulders before the silt fence to capture the bigger material that might try to come through. The boulders could then stay in place after construction is completed. Dr. Mordasky said he had some concern they might hit ledge, which won't absorb any water.

There was consensus from the Commission that the plan could go forward and that this would be a regulated activity requiring a permit.

John Wilson made a motion, seconded by Hickory Lake, to accept the plan presented by Dr. Mordasky for the construction of a building in the buffer area at 15 Buckley Highway, with the addition of a swale where marked on the plan and a silt fence where appropriate. It was also noted that boulders and chips from the site may be used as supplemental to the silt fence. A vote was taken on the motion. John Wilson, Hickory Lake, Barry Locke and Dave Belcher voted in favor. Kurt Mordasky abstained. Motion carried.

**5. Lorin Dafoe – 27 Lakeshore Blvd. – Addition of deck to proposed structure in buffer. Structure was approved April 15, 2018.**

Dr. David Mordasky, applicant, and Judith Mordasky/Veterinary Management Associates, LLC, property owner, attended the meeting. David Perkins provided an updated drawing of the property showing the addition of a deck and set of stairs which come outside the footprint of the house. He noted the foundation is in and that they will need to get an as-built survey before going to the Zoning Board of Appeals. When the house was placed, he said they did not vary the rear line setback and they will need to do that. A silt fence was installed at the bottom of the property and was inspected last week and found failing. Family members have since dug it out.

Dr. Mordasky explained that to get a retaining wall in between the bottom of the property and the lake is necessary, but they won't be able to do it until October when the lake is dropped. He said they plan to use mafia blocks and will need to get a base under them. The proposed deck is

12 feet and will be about 18 feet high off the ground. There will be two retaining walls, one up where the excavator sits and one lower where the deck is.

John Wilson noted the proposed deck would be no closer to the lake than the house next door. He also noted that there are some decks on the lake that go right down to the water.

Hickory Lake said the applicant needs only to punch eight holes in the ground for sono-tubes and that kind of excavation will not create any more disturbance than the house. David Perkins noted they have kept the silt out of the lake so far to date.

Hickory Lake made a motion, seconded by John Wilson to allow the addition of a 12 foot deck in front of the proposed structure in the buffer. All were in favor.

Dr. Mordasky noted they are constrained by variables such as the amount of rain and if/when the lake is dropped as to when they can physically put in the retaining wall. He said there is nothing else they can do but get the approvals so that they may proceed when the opportunity presents itself. The Commission concurred.

On a separate subject, David Perkins reported that he received a new set of plans for Tractor Supply. They have narrowed the driveway on the east side of the building from 27 feet wide to 24 feet wide. This is the side with the trailer display area. By doing this, they can go with a 2 to 1 slope and eliminate the retaining walls. This will be a cost savings and will be better for the wetlands.

**6. Adjournment.**

Hickory Lake made a motion to adjourn, seconded by Kurt Mordasky. All were in favor. The April 17, 2019 Regular meeting of the Stafford Inland Wetlands Commission was adjourned at 7:40 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary