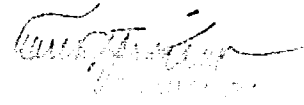


Town of Stafford  
Inland Wetlands Commission  
Regular Meeting  
March 15, 2023  
Veterans Meeting Room

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Members Present: John D. Wilson, Chair  
Kurt Mordasky  
Dave Smith  
Dr. David Mordasky

Also Present: Michael Bartlett, Hull Forest Products  
Jay Ussery, J. R. Russo Surveyors and Engineers  
Scott Nigro, applicant - owner of Aqua Pump  
Public

Agenda:

1. Call to order
2. Establish a quorum
3. Review and approve minutes of 2/15/2023
4. Notice of Timber Harvest – 0 Monson Rd., Map 36, Lot 128
5. Application of the Three Stooges Venture – 94 West Stafford Road, site of Aqua Pump (continued)
6. Other Business
7. Adjournment

**1. Call to order**

John Wilson, Chair, called the meeting to order at 7:03 p.m. The Pledge of Allegiance was recited.

**2. Establish a quorum**

A quorum was established with John Wilson, Chair; Kurt Mordasky, Dave Smith, and Dr. David Mordasky

**3. Review and approve minutes of 2/15/2023**

Dave Smith made a motion, seconded by Dr. David Mordasky, to approve the minutes of the 2/15/2023 meeting as presented. All were in favor. Motion carried.

**4. Notice of Timber Harvest – 0 Monson Rd., Map 36, Lot 128**

Mike Bartlett, Senior Forester with Hull Forest Products, attended the meeting. He said they plan to harvest 282,00 board feet, or 57 cords of wood, mostly white pine. The property boundaries and timber harvest boundaries have each been marked or flagged.

Mike Bartlett said he worked the property about 16 years ago and they have a temporary driveway permit. The culvert created when he was last there is still there and main skid trails are in. He described the two minor stream crossings that will be necessary and said they will use mats in all spots.

Mike Bartlett described some wetland features at the north end of the property but they won't be crossing any streams up there. He said everything has been marked well with double marks near the boundaries and dots by the interior boundaries. He said there are steep slopes along the river.

Dr. David Mordasky asked about the time frame. Mike Bartlett said they would like to start as soon as possible. He said Zack Jordan out of Sterling, CT will be doing the work.

John Wilson said he was satisfied with the presentation and said Hull Forest Products has always done a good job in town.

Dave Smith made a motion, seconded by Dr. David Mordasky to approve the Notice of Timber Harvest at the Riley Trustee property, Map 36, Lot 128 as presented. All were in favor. Motion carried.


**5. Application of the Three Stooges Venture – 94 West Stafford Road, site of Aqua Pump (continued)**

Jay Ussery, with J. R. Russo Surveyors and Engineers, attended the meeting along with the applicant Scott Nigro, Scott's son, and Jay's son. He said there have been no changes to the plan. The flags that were discussed at the previous meeting have been reinstalled and they have remarked them. He said there is just one addition to the plan. They added a pump out area for the concrete mixer. This was added to Page 5 with detail on Sheet 10. The pump out area will be a 20-foot x 10-foot depression, 4-feet deep and poly-lined with sandbags around it. He explained its purpose and provided a revised plan set.

John Wilson read a letter sent to him by Donna Wright and Beth Magura of 95 West Stafford Road, which included comments on the project and current design. Because the comments/questions asked were largely engineering-related, he had sent it on to Jay Ussery for his review.

Jay Ussery reviewed the four main topics in the letter. The letter noted that the area of the building and parking would be within the 100-foot upland review area, but disagreed that the location was in violation of the regulations. He said there will be no activity in the wetlands and no disturbance there. Because some activity will happen in the upland review area simply means that it requires a review by the Inland Wetlands Commission and that they require a permit.


Jay Ussery reviewed the stormwater basin. He said the basins to be built would be infiltration basins that will comply with Low Impact Development (LID) regulations. They will be doing them in three locations and indicated where they would be on the plans. He said they looked at the soils and where the water table is. He said they have



sandy, gravelly soils and they dug five test holes in different locations. They found medium sands and gravels at each test hole and were able to determine where the groundwater is. He reviewed their findings. Jay Ussery said they found there is a level groundwater table adjacent to the wetland. He said they know their basins will infiltrate because they are about 3-1/2 feet over the seasonal high groundwater table even with a heavy storm event.

Jay Ussery said all of their basins can handle a 100-year flood, so the basins will be effective and function in major storm events. He also said they all have emergency spillways. He said they have to design so as not to impact someone downstream from their site.


Jay Ussery discussed the comments about periodic maintenance. He said it is required and they have in their plan set a post-construction maintenance schedule which outlines how it is to be done. This maintenance must be done at minimum every six months, and it needs to be inspected yearly. This is on all the designs and plans they do.



Jay Ussery addressed the fourth issue, about stormwater runoff affecting water quality. Donna Wright and Beth Magura had referred to a DEEP report. Jay said the report is specific to certain watersheds, and while the watershed touches slightly on the Stafford borough area, it doesn't go to where they are doing their work. He said Stafford is in the Willimantic River watershed. He said their letter discusses that 12 percent impervious coverage would cause degradation of the waters, but that would be true only if the water were not treated. He said they are providing treatment and are using best management practices.

Jay Ussery also noted that there is no impervious coverage regulation in Stafford. Rather there is a 25 percent building coverage regulation. The impervious coverage would be much more than 12 percent, but by utilizing best management practices, it won't impact the wetlands or the people downstream of their site. Doing a quick calculation, he said the impervious coverage would be about 40 percent. He said their design used the stormwater quality management manual put out by DEEP.

Jay Ussery said he understood the neighbors' concerns and hoped he answered their questions and provided a certain comfort level. John Wilson said this presentation is the most detailed he'd ever seen in his time on the IWWC.



Donna Wright said she would feel better if during construction, Jay Ussery would be on site to make sure the basins are operating the way they should be. Jay Ussery said typically he would not be on site but they generally check things out after any significant storm event. Additionally, after the project is done, they do an as-built survey to make sure everything was built as was designed. Dr. David Mordasky noted that if they did not comply with the as-built, they could make them tear everything up and do it over correctly.

Dave Smith noted that typically their ZEO would monitor this type of work and asked in the absence of a ZEO if anyone will be doing this. John Wilson said they are getting part-time help from the Somers ZEO who will monitor the situation.

John Wilson said he was comfortable with the application, noting the encroachment on the upland review area should have been permitted first. However, he felt that they would have approved the infringement on the upland review area.

Dave Smith asked about the area that had been cleared and asked if they will try to naturalize the area. He referred to the areas on the backside of the slope and asked if it was intended to be mowed grass. Jay Ussery said yes, it will be mowed and he suggested the areas adjacent to the wetlands be allowed to re-establish themselves.

Dr. David Mordasky made a motion, seconded by Kurt Mordasky to approve the application of the Three Stooges Venture at 94 West Stafford Road as presented. All were in favor. Motion carried.

**6. Other Business**

None

**7. Adjournment**

Dr. David Mordasky made a motion to adjourn, seconded by Kurt Mordasky. All were in favor. Motion carried. The March 15, 2023 regular meeting of the Stafford Inland Wetlands Commission was adjourned at 8:07 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary