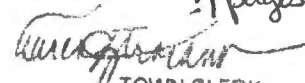


Town of Stafford  
Inland Wetlands Commission  
Regular Meeting  
August 16, 2023  
Veterans Meeting Room

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TOWN CLERK

Members Present: John D. Wilson, Chair  
Hickory Lake  
Dr. David Mordasky  
Tom Topping  
Dave Smith  
Ricky Dorman, alternate

Also Present: Michael Mocko representing applicant, Forest Dolby  
Forest Dolby, applicant  
Kenneth Hrica, P.E., representing applicant, Thomas Briggs  
Public

**Agenda:**

1. Call to order
2. Establish a quorum
3. Review and approve minutes of 7/19/2023
4. Application for wetlands permit  
**Applicant:** Forest Dolby, 135 Chestnut Hill Road, Stafford, CT  
**Owner:** Forest Dolby, 135 Chestnut Hill Road, Stafford, CT  
**Property:** 160 Chestnut Hill Road, Stafford, CT
5. Application for wetlands permit  
**Applicant:** Eric Peterson, 178 Hartford Turnpike, Tolland, CT  
**Owner:** Dabney Baum, 84 Abbott Rd., Wellesley, MA  
**Property:** 97 Wales Road, Stafford, CT
6. Application for wetlands permit  
**Applicant:** Thomas Briggs, 705 N. Mountain Road, Newington, CT  
**Owner:** Dunbeath LLC, 30 West Stafford Road, Stafford, CT  
**Property:** 30 West Stafford Rd., Stafford, CT
7. Adjournment

**1. Call to order**

John Wilson, Chair, called the meeting to order at 7:00 p.m. The Pledge of Allegiance was recited.

**2. Establish a quorum**

A quorum was established with John Wilson, Chair; Hickory Lake, Dr. David Mordasky, Tom Topping, Dave Smith, and with alternate Ricky Dorman seated for Kurt Mordasky.

**3. Review and approve minutes of 7/19/2023**

Dr. David Mordasky made a motion, seconded by Ricky Dorman to approve the minutes of 7/19/2023 as written. John Wilson, Dr. David Mordasky and Ricky Dorman voted in favor. Hickory Lake, Tom Topping and Dave Smith abstained. Motion carried.

**4. Application for wetlands permit**

**Applicant:** Forest Dolby, 135 Chestnut Hill Road, Stafford, CT

**Owner:** Forest Dolby, 135 Chestnut Hill Road, Stafford, CT

**Property:** 160 Chestnut Hill Road, Stafford, CT

Michael Mocko, environmental consultant, 36 Hampden Road, Stafford, representing the applicant along with applicant Forest Dolby attended the meeting. He said Forest Dolby wants to build a house at 160 Chestnut Hill and it will require an encroachment permit from the State Highway Department. The project will also eventually require a driveway and home permit.

He said there was a complication in that because of the sight line, there was only one safe place to enter the road. It drops off dramatically because of the crown. He said the State has a cross culvert on the highway and the State has drainage rights. The drainage passes through three pockets of wetlands, and these were delineated by soil scientist Rick Zulick.

Michael Mocko said they are proposing to bring in the driveway where there is a safe sight line and extend the State culvert where they will allow it. They plan to sweep the driveway away from the wetlands, grade a 6" deep swale where the water now goes, and add a cross culvert so the water can continue to the woodlands. They plan to grade the swale in first, then put in a silt fence on the property line, then do the driveway.

Ricky Dorman asked if all the culverts were 12-inch plastic. Michael Mocko said the Town's culvert is 18". He said he felt it was overkill but that's their standard. It is reinforced concrete pipe. He said there's a 4-inch inlet on the north side of Route 190. Michael Mocko said they will move the trees in the way of the driveway. It will be a standard driveway construction with gravel.

Dave Smith suggested another potential way to go about it that might eliminate the two culverts. However, Michael Mocko said his plan duplicates the current drainage pattern, which he always tries to do. He said water puddles in the wetlands, then comes down the location of the swale and exits into the woodlands. Dave Smith said he felt that approach was fine.

John Wilson asked what type of silt fencing he planned to use. Michael Mocko said it would be standard black fabric with stakes.

There were no further questions or comments. Dave Smith made a motion to approve the application for a wetlands permit at 160 Chestnut Hill Road as presented, seconded by Dr. David Mordasky. All were in favor. Motion carried.

**5. Application for wetlands permit**

**Applicant:** Eric Peterson, 178 Hartford Turnpike, Tolland, CT

**Owner:** Dabney Baum, 84 Abbott Rd., Wellesley, MA

**Property:** 97 Wales Road, Stafford, CT

*Neither the applicant nor the owner attended the meeting.*

**6. Application for wetlands permit**

**Applicant:** Thomas Briggs, 705 N. Mountain Road, Newington, CT

**Owner:** Dunbeath LLC, 30 West Stafford Road, Stafford, CT

**Property:** 30 West Stafford Rd., Stafford, CT

Kenneth Hrica, a professional engineer and licensed land surveyor with an office at 42 Maple View Trail in Litchfield, representing the applicant, attended the meeting.

John Wilson noted that the property under discussion is the Village Shops. He said he had paperwork from 2007 from FEMA (Federal Emergency Management Agency) that stated that portions of the property to be discussed may remain in a special flood hazard area and that any further development there will remain subject to federal, state and local flood plain management. He said this was issued some years ago when the Village Shops were built, and therefore, as a Commission, they cannot act on it right now.

Kenneth Hrica said he was not aware of the document and in that case it was best to withdraw the application for now until he could look into it further. He said he would not want to start the clock ticking on the application until this is investigated and they can move forward. There was agreement from the Commission that this would be the best course of action. Kenneth Hrica was advised to follow up on the application withdrawal formally with the building/zoning office.

While this was not a public hearing, there were members of the public who attended. Mr. Wilson invited them to ask questions or make comments. Those in attendance were curious about this particular application and the flood plain document.

A motion was made by Dave Smith and seconded by Dr. David Mordasky to add a discussion of the timber harvest at 123 West Stafford Road to the agenda. (This had been first discussed at the July meeting). All were in favor. Motion carried.

**7. Timber Harvest Discussion – 123 West Stafford Road**

At the previous meeting, there was uncertainty if there were wetlands on the property where the timber harvest was to take place, and it was agreed that Commissioners should walk the property to determine this for themselves. Ricky Dorman said this is property across from Bolles Motors and they want to log the mature pine at the back of the property. He said he walked the trails on the property and it did not appear to be wet to him. He said he saw mostly large diameter, white pines and a little bit of oak. He noted they basically want to clear it for pasture.

John Wilson said he also walked it and felt the same as Ricky did. He said he only wanted them to walk it because the State map indicated it was wetlands, and that was all they had to go on.

Dave Smith said if there is no steep hillside and if there are no serious crossings, then he did not see it as an issue. John Wilson said there are no crossings.

Hickory Lake suggested they tell James Halleran, the forester, that the tops need to be handled appropriately and they cannot be left in the poorly drained area. The Commission agreed. Dave Smith said if there is no clearing and grubbing and they handle the tops correctly, he was good with approving the timber harvest.

Dave Smith made a motion, seconded by Tom Topping to approve the application by Carleton Terry to harvest timber on the 5-acre property at 123 West Stafford Road, so long as no stumping is done and that the tops are not left in the wetlands. The work is to be done in September to allow adequate time to dry. All were in favor. Motion carried.

**8. Adjournment**

Dr. David Mordasky made a motion, seconded by Tom Topping to adjourn the meeting. All were in favor. Motion carried. The August 16, 2023 meeting of the Stafford Inland Wetlands Commission was adjourned at 7:35 p.m.

Respectfully submitted,



Annie Gentile  
Recording Secretary