

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

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Kim Affron
TOWN CLERK

Members Present: John D. Wilson, Chair
Kurt Mordasky
Dr. David Mordasky
Tom Topping
Dave Smith
Ricky Dorman, alternate
Janet Bareiss

Also Present: Eric Peterson, P.E., Gardner & Peterson
Marc and Katie OKeefe, property owners, 2 Reservoir Drive, Stafford
Public

Agenda:

1. Call to order
2. Establish a quorum
3. Review and approve minutes of 10/18/2023
4. Wetlands Application – 2 Reservoir Drive
5. Approve 2024 Meeting Schedule
6. Adjournment

1. Call to Order

John Wilson 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; Kurt Mordasky, Dr. David Mordasky, Tom Topping, Dave Smith and seating Ricky Dorman for Hickory Lake. Janet Bareiss arrived shortly after.

3. Review and approve minutes of 10/18/2023

Dave Smith made a motion to approve the minutes as written, seconded by Kurt Mordasky. All approved with one abstention from Tom Topping. Motion carried.

4. Wetlands Application – 2 Reservoir Drive

Eric Peterson, P.E. with Gardner and Peterson introduced property owners Marc and Katie OKeefe, and he presented the plan. The OKeefes own the property at 2 Reservoir

Drive, which has an existing cottage on the lot. They have been using it seasonally and now wish to tear it down and replace it with a year-round house with the same dimensions on the same footprint.

Eric Peterson noted that Reservoir Drive is located at the northwest end of Staffordville Lake off Colburn Road. The cottage does not have a basement, and they want to add a basement with concrete foundation. This will be a two-story, two-bedroom house with a deck to go over the existing patio.

Eric Peterson said the OKeefes had to demonstrate to the Health District that they could build a septic system that would accommodate them living at the house full time. He said they just received a memo from the Health District that they had met the requirements. He showed on the plot plan where a second septic area could be built should the first system fail. Eric Peterson said they will wrap the construction area with either silt fencing or wattle for erosion sediment control to protect the lake. He noted the area down to the water is all lawn with a few mature trees.

John Wilson asked where they planned to put the excavated dirt for the basement. Eric Peterson said the plan was to stockpile it on the uphill side of the house, then truck it offsite. John Wilson asked that they put silt fencing around the stockpile as well. Eric Peterson said they would do that. Dave Smith suggested as an alternative that it might be easier to immediately load excavated dirt into a truck. This would result in less accumulation and free up access on the site. Eric Peterson agreed that this might be a good consideration.

Dave Smith asked if they would be constructing a walkout basement. Eric Peterson said it will not be a walkout. Dave Smith asked what the construction schedule would be. The OKeefes said they'd like to start as soon as possible, once they have all their approvals in place. There were no further questions or comments.

Dr. David Mordasky made a motion to approve the Wetlands Application for 2 Reservoir Drive as presented and discussed, seconded by Kurt Mordasky. All were in favor. Motion carried.

5. Approve 2024 Meeting Schedule

The Commission discussed the proposed meeting schedule for 2024. Meetings will continue to be held on the third Wednesdays of the month at 7:00 p.m. in the Veterans Meeting Room. There are no holidays that fall on the schedule.

Ricky Dorman made a motion to approve the 2024 meeting schedule as presented, seconded by Dr. David Mordasky. All were in favor. Motion carried.

Ricky Dorman asked if there was any update on the property at 79 Stafford Street. John Wilson said there was not, and it is probably too late in the year for anything further to happen. However, the property is stabilized. He noted two surveyor stakes have been placed.

6. Adjournment

Dr. David Mordasky made a motion to adjourn, seconded by Kurt Mordasky. All were in favor. Motion carried. The November 15, 2023 meeting of the Stafford Inland Wetlands Commission was adjourned at 7:15 p.m.

Respectfully submitted,



Annie Gentile
Recording Secretary