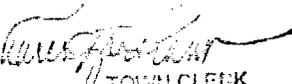


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Town of Stafford  
Planning & Zoning Commission  
Regular Meeting  
August 8, 2017  
7:00 p.m. – Veterans' Meeting Room  
Warren Memorial Town Hall

  
TOWN CLERK

Members Present: Nancy Ravetto, Chair  
Gene Julian  
Ron Houle  
Doug Fassett, Alternate

Also Present: Dave Perkins, Zoning Enforcement Officer  
Larry Vaughn, Jr., Applicant  
Matt Brown, P.E., Anchor Engineering  
Attorney John Parks  
Public

#### PUBLIC HEARING

Earth Removal/Blasting Renewal Application submitted by Applicant, Larry Vaughn, Jr., DBA Stafford Sand and Gravel. Location: 156 Cooper Lane, Map #46, Lot #3, Zone AA/AAA.

Nancy Ravetto, Chair, opened the public hearing at 7:06 p.m. establishing a quorum with Nancy Ravetto, Chair; Gene Julian, Ron Houle, and she seated Alternate member Doug Fassett for Roger Pelizari. She read the legal notice and reviewed the procedure for the hearing.

Matt Brown, a professional engineer with Anchor Engineering, located in Glastonbury, Connecticut, and representing the applicant, provided an overview. He said with regard to the renewal application, nothing has changed since the previous approvals. He provided a map noting that land surveyors identified some areas of excavation since the last approval. Crushing and other activities are outside the setback area. He located the areas for crushing and stockpiling, as well as the collection and sedimentation ponds which discharge to Edson Brook. He said the proposed phasing has not changed, and there are only some minor calculations changes with the estimated amount of rock to be removed. They do not expect to exceed the previously approved scope.

Larry Vaughn said they are still on Phase I of the project and expect in the next three years to add another access road to safely and legally take down trees as they move on to Phases II and III. Matt Brown said the permanent access road is not yet complete and it will take some time to get to that point, but it will also be a while before they need the road.

Larry Vaughn said the Government does inspections and informs him what they would like to see him clear or further do on the site. He said they are suggestions and they don't provide them in writing, but he does what they ask for. He said they do write safety reports on his equipment, and he has not gotten a citation in four years.

Gene Julian asked if there were any citations, if the Government would inform the town. Larry Vaughn said he did not think so, but believes it is part of the public record. Dave Perkins said the town would be notified if there were a contamination situation or a land issue. Gene Julian also asked if there had been any problems on the site due to the heavy rain issues recently. Matt Brown said there had not, and the sedimentation ponds and basins appeared to be doing their job. He also said water samples are taken for lab analysis twice a year at the point it leaves the site and because the samples have been so clean, his client is exempt under the current permit.

Doug Fassett asked if any borings had been done. Matt Brown said they did the required borings in the beginning. Larry Vaughn said they drilled to determine where to set their benchmarks for excavation. The State requires a five foot separation, but Stafford requires six feet, so the applicant set their separation at six feet. Larry Vaughn said they also are required to keep the sedimentation basin clean and have been that up.

There was a brief discussion about the survey provided. Matt Brown said it is not an A2 survey, but a Class D, which had been allowed as per the previous Commission's discretion. Nancy Ravetto noted that the Class D had been allowed for the last several permits.

Doug Fassett noted that a shop that is on the property was not on the map, and asked that it be added. He also asked for the location of Larry Vaughn's house on the site. Larry Vaughn pointed out the location, noting that his house is at a 150 feet setback from the quarry line, even though the quarry and residential lot are all one parcel. Gene Julian said it would be helpful to see where the residential boundary is and have it staked out and marked. There was some confusion about how a residential home can be located on a quarry property.

Attorney John Parks asked if the question about the residential lot and the quarry are for tax purposes. Larry Vaughn said he gets taxed on the entire parcel for both the house and the business and that he cannot sell the house without the quarry. Matt Brown said there is an approved excavation area for the quarry portion of the lot, which cannot be exceeded. Dave Perkins explained that the quarry is a pre-existing non-conforming use in a residential AAA zone. This had been approved before zoning.

Gene Julian asked Dave Perkins if he had anything to advise the Commission regarding this application. Dave Perkins said it appears to be a clean operation. There is quite a bit of work still to be done on the north side of the property. He said he received an email from

the fire marshal stating that he received no complaints about the blasting. He said he also received an email from a neighbor on the northern side of the property. They had some concerns about whether the blasting could impact their well. The neighbor said they understand the applicant has received Inland Wetlands approval and a seismic monitor will be put on the neighbor's property. The neighbor just wants to be sure that he is covered if there is any negative impact to his well, and Larry Vaughn has been discussing this with him.

Gene Julian asked Dave Perkins if he felt comfortable that the applicant was in conformance with their regulations. Dave Perkins said he was.

There were no questions or comments from the public.

Gene Julian made a motion to close the public hearing, seconded by Ron Houle. All were in favor. The public hearing was closed at 7:40 p.m.

#### Agenda

1. Call to order and establish a quorum
2. Review minutes of July 25, 2017 Regular Meeting.
3. Discussion and possible action: Earth Removal/Blasting Renewal Application submitted by Applicant Larry Vaughn, Jr., DBA Stafford Sand and Gravel.  
Location: 156 Cooper Lane, Map #46, Lot #3, Zone AA/AAA.
4. Discussion of Zoning Regulations
5. New and Other Business
6. Adjournment

**1. Call to order and establish a quorum.**

Nancy Ravetto, Chair, called the meeting to order at 7:41 p.m., establishing a quorum with Nancy Ravetto, Chair; Gene Julian, Ron Houle, and seating Alternate member Doug Fassett for Roger Pelizari.

**2. Review of minutes of July 25, 2017 Regular Meeting.**

Ron Houle made a motion to approve the July 25, 2017 Regular meeting minutes, seconded by Doug Fassett. Ron Houle, Nancy Ravetto and Gene Julian voted to approve the minutes. Doug Fassett abstained. Motion carried.

**3. Discussion and possible action: Earth Removal/Blasting Renewal Application submitted by Applicant Larry Vaughn, Jr., DBA Stafford Sand and Gravel. Location: 156 Cooper Lane, Map #46, Lot #3, Zone AA/AAA.**

Nancy Ravetto thanked the applicant and his representatives for their excellent presentation, noting that any renewal would need to be for three years from today's

date. Gene Julian added that he was pleased they had Dave Perkins on staff to provide the necessary expertise and to do the needed research.

Gene Julian made a motion to approve the earth removal/blasting renewal application submitted by applicant Larry Vaughn, Jr., DBA Stafford Sand and Gravel, located at 156 Cooper Lane, Map #46, Lot #3, Zone AA/AAA through August 8, 2020. The motion was seconded by Doug Fassett. All were in favor.

#### **4. Discussion of Zoning Regulations**

Dave Perkins provided a revised document out of the current Subdivision Regulations that added a definition for Open space, provided new wording for (3.9) Parks and Recreation Areas, provided new requirements for (3.11) Open Space Fee in Lieu of Land, added new language (4.7A) under Storm Drainage, and changed the language under 4.7.1 (a) from a 25-year storm to a 50-year storm. The revised document also updated obsolete street lighting language. There was consensus to move this forward to a Public Hearing two meetings from now.

Gene Julian said he checked into the donation bin issue and talked to First Selectman Tony Frasinelli and it is now in his hands. Dave Perkins said a discussion of this is on the next Board of Selectman's meeting agenda.

Nancy Ravetto said she looked into language in other similar towns to see if they have anything that addresses "agri-tainment." She said she found little information, except that South Windsor has some information on temporary roadside stands which are limited to 120 days a year, and that 90 percent of what they sell must be produced on their property. They also require animal agriculture permits.

Dave Perkins noted a story in a local paper about a Manchester farm that was holding "Goat Yoga" sessions as an "agri-tourism" or health and recreation activity. The sessions have stirred some controversy and the Town of Manchester is needing to address this. Gene Julian said it is likely they will see more of these gray areas with regard to agriculture popping up and it is good that they now have an Agricultural Commission that can provide some guidance.

Nancy Ravetto said she also checked into Somers for a definition for agri-tainment but found nothing either. Dave Perkins said he suspects they may find something in Wallingford's regulations as they have a number of wineries. The same might be found in the Mystic area and the Stonington area. Nancy Ravetto said Somers had some somewhat vague language on greenhouses in residential zones. They require Special Use Permits, buffering, and product must be raised on the premises. Gene Julian said he would expect to see more requests for greenhouses so that growing seasons can be extended, and that buffering/distances will play an important role in regulating them. There was consensus to wait to get input from the Agricultural Commission on agri-tainment.

**5. New and Other Business**

Gene Julian reviewed a handout from Nancy Ravetto outlining Points from the Land Use Academy, which was held on October 22, 2016 and led by Attorney Mark Branse. The Commission discussed some of the recommendations.

**6. Adjournment**

Gene Julian made a motion to adjourn, seconded by Ron Houle. All were in favor. The August 8, 2017 Regular Meeting of the Planning & Zoning Commission was adjourned at 8:20 p.m.

Respectfully submitted.



Annie Gentile  
Recording Secretary