

## MEETING MINUTES

Conservation Commission  
May 9, 2024, 6:30 PM  
Auditorium, Waterford Town Hall

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WATERFORD, CT

2024 MAY 15 P 1:16

Members Present: Matthew Keatley (arrived 6:03 PM), David Lersch, Tali Maidelis, Chairman  
Richard Muckle, Geneva Renegar, and Wade Thomas  
Members Absent: Keith Kriet (notified)  
Alternates Absent: Ivy Plis (notified), Matthew Shea  
Staff Present: Maureen FitzGerald, Environmental Planner, Kim Powell, Recording Secretary

ATTEST: *David L. Campos*  
TOWN CLERK

### 1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:00 PM.

### 2. APPROVAL OF THE MEETING MINUTES April 25, 2024

**Motion:** Made by W. Thomas seconded by D. Lersch to approve the meeting minutes of April 25, 2024.

**Vote:** 3-0-2 [abstained T. Maidelis, G. Renegar]

### 3. NEW APPLICATIONS

No new applications received.

### 4. APPLICATION REVIEW

**C-24-01 - 76 Dayton Road** – New Home Construction, Driveway in Upland Review Area; Benjamin Topkin - Applicant/Owner.

**Motion:** Made by W. Thomas seconded by G. Renegar to approve permit #C-24-01 with conditions as drafted.

**Vote:** 5-0-1 [T. Maidelis abstained]

**C-24-03 - 122 Bloomingdale Road** – Athletics Team/Facilities Building and Associated Site Improvements; The Williams School – Applicant, Williams Memorial Institute – Owner, Summer Hill Civil Engineers – Agent.

Dwayne Xenelis of The Williams School and Mike Ott, P.E. from Summer Hill were present. D. Xenelis explained that they have been to the Commission twice and have incorporated all comments and modifications into the revised plan. M. Ott reviewed the revisions made to the plan outlined in his May 8, 2024 email to staff. The drainage area to the new stormwater basin has been reduced, the basin re-sized, erosion control blankets added on steep slopes, a wetland non-encroachment line indicated on the site plan with proposed split rail fence and posts for identification markers. A planted wetland buffer area has also been added.

W. Thomas requested the limits of clearing and grading be identified on the plan in addition to the limits of stone wall to be removed and reconstructed. He asked about the roof type and gutter discharge locations. D. Xenelis explained the roof will be asphalt shingles. M. Ott explained there are two 6" pipes for the roof and foundation drainage that extend to the new stormwater basin.

D. Lersch requested more specific information on the proposed buffer area plantings. Staff recommended a condition of approval include a final planting plan with species type, numbers and spacing be submitted to the Commission's agent for approval prior to planting.

**Motion:** Made by W. Thomas seconded by M. Keatley to have staff draft a permit approval with conditions that the final plan identify the limits of clearing, the extent of stone wall removal and reconstruction, and that a final planting plan including plant species type, numbers and spacing of proposed buffer plantings be submitted to the Commission's agent for approval prior to planting.

**Vote:** 6-0-0

**C-24-04 - 24 Faulkner Drive** – Request modification of Permit #93-26 non-encroachment boundary and clearing limits; Michael Morin – Applicant/Owner.

Staff reviewed her comments dated May 7, 2024 and revised site map showing the proposed non-encroachment boundary and offsets from the wetland. The non-encroachment boundary established in 1993 allowed 7,000 sq. ft. of useable upland area, the revised boundary would allow 11,000 sq. feet. The lots were created by a 1956 subdivision. She reviewed wetland permit #03-05 issued for development of the lot at 33 Faulkner Drive established a 15 ft. wide non-encroachment area off-set from on-site wetlands. She recommended shrub plantings be added to define the boundary along the stone wall as it does not extend all the way east to the road.

Chairman Muckle requested the owner mark the revised non-encroachment boundary at intervals with 4x4 posts affixed with non-encroachment boundary markers provided by the Commission to identify the approved limit.

**Motion:** Made by W. Thomas seconded by M. Keatley to approve the modification of the non-encroachment boundary at 24 Faulkner Drive with conditions that the boundary be planted at intervals with shrub plantings and marked at intervals with 4x4 wood posts to which non-encroachment boundary markers are affixed.

## 5. VIOLATIONS

**9 Waterview Drive:** Unauthorized Deposition of Materials in and Adjacent to Waterbodies  
Staff reported no work has been started.

## 6. OTHER BUSINESS

Staff reviewed a request from a resident at 235 Shore Road to clean out a 20 ft. drainage swale between two pipes in their front yard. The swale and pipes carry run-off discharging from the hillside behind the property and connect to the Town drainage system. She investigated the soil in the front yard and it is not inland wetland. The swale is man-made and has intermittent flow. The homeowner would like to remove accumulated organic matter and line the swale with stone. Staff stated that maintenance requests regarding existing drainage swales are likely to become more prevalent due to the increase in rain amounts and storm severity. Commission members commented the pipe and swale are in upland area and maintenance could be considered permitted as of right under Section 4.1d if in a wetland area. The Commission concurred the swale maintenance activity is not a regulated activity.

## 7. ADJOURNMENT

**Motion:** Made by W. Thomas seconded by T. Maidelis to adjourn at 7:05 PM.

Respectfully Submitted,



Kim Powell, Recording Secretary