

MEETING MINUTES

Conservation Commission
October 24, 2024, 6:30 p.m.
BOE Conference Room, Waterford Town Hall

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WATERFORD, CT

2024 OCT 28 P 3:03

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

ATTEST: *Daniel L. Campos*
TOWN CLERK

1. CALL TO ORDER

The meeting was called to order by acting chair T. Maidelis at 6:31 p.m. I. Plis was seated for K. Kriet.

2. APPROVAL OF MEETING MINUTES

Motion: Made by W. Thomas seconded by I. Plis to approve the October 10, 2024 minutes.

Vote: 4-0-1 [G. Renegar abstained]

3. NEW APPLICATIONS

3a. **C-24-10 – 81 Miner Lane:** New home, pool, shed and lot clearing within the 100' upland review area. Uzair Shagufta, Applicant/Owner; Brian Florek L.S., Agent

B. Florek, L.S. of Florek Surveying LLC presented the plan to build a home, pool and shed on the southeast corner of the lot. The lot abuts the closed transfer station. The plan proposes a 50 ft. wide wetland non-encroachment buffer marked with 4x4 posts installed to delineate the clearing limits.

Staff reported the area is overgrown with invasive shrubs. The Commission may consider easing the 50 ft. width around the house footprint to allow more room for homeowner use. Commission members were directed to contact staff to walk the property.

3b. **C-24-11 – 22A Avery Lane:** New home, garage and pool. David Waddington, Applicant/Owner; Brian Florek L.S., Agent

B. Florek, L.S. of Florek Surveying LLC and owner D. Waddington were present. B. Florek reviewed the proposed plan and noted the lot is part of a subdivision approved in 2007 and has an existing non-encroachment area. A lot-line revision was conducted to expand the lot with additional land to the south and was approved. The parcel contains substantial wetlands and is in a flood zone. All new construction will be above and outside the flood zone and wetland area. The plan shows the existing non-encroachment boundary line extended into the additional parcel area. The house is to be built on a slab.

Commission members were requested to contact staff prior visiting the lot. D. Waddington requested he be notified if members enter from the adjacent property to the south at 75 Rope Ferry Road.

4. APPLICATION REVIEW

C-24-09 – 234 Bloomingdale Rd, Quaker Hill: New Residential Construction; Integrity Properties, Applicant; Michael Jezierski, Owner; CLA Engineers, Agent

Revised plans and a revised wetland report were distributed to the Commission members. Staff explained that additional information was added to describe the proposed cleaning up of debris in wetland #1 in response to comments. An on-site meeting was held with the agent and the site owner to discuss methods. A backhoe will be used to remove approximately 8 inches of soil contaminated with old broken glass and metal trash. Clean soil will be added to return the wetland surface to existing grade. The restoration will be monitored by a wetland scientist.

Bob DeLuca, P.E., and Molly Ahern, Soil Scientist of CLA Engineers were present to review the plan revisions. B. DeLuca reviewed the lot layout and proposed improvements.

M. Ahern described the three wetland areas on the lot and the cleaning and restoration of wetland #1 to remove surface debris and improve site safety. The upper 8 inches of substrate will be removed and replaced with existing topsoil from the site. Approximately 15 cubic yards of soil will be disturbed. After completion of the wetland clean-up, a 30 ft. wide non-encroachment boundary is proposed to be marked along the east edge of wetlands #1 and #2 to provide a vegetated buffer.

D. Lersch requested supplemental plantings be included in the wetland #1 restoration.

Staff recommended 4x4 wooden posts be installed with markers to help delineate the wetland non-encroachment boundary as the site is thinly wooded.

Commission members discussed property owner access to Hunts Brook for recreational use. Staff noted the non-encroachment boundary does not preclude access to the property but restricts clearing of vegetation, fill or excavation without a specific permit authorization.

Motion: Made by W. Thomas seconded by D. Lersch to prepare a draft permit with conditions including demarcation of 30 ft. wide non-encroachment area boundary, oversight by a wetland scientist of the wetland restoration work and coordination with the Commission's agent.

Vote: 5-0

5. CORRESPONDENCE

There was no correspondence.

6. OTHER BUSINESS

2025-2026 Draft Annual Budget

The Commission reviewed the draft budget proposed for FY 25/26.

Motion: Made by W. Thomas seconded by I. Plis to approve the budget for FY 2025-2026.

Vote: 5-0

7. ADJOURNMENT

Motion: Made by W. Thomas seconded by I. Plis to adjourn at 7:13 p.m.

Vote: 5-0

Respectfully Submitted,



Kim Powell, Recording Secretary