

MEETING MINUTES
Conservation Commission
July 11, 2024, 6:30 p.m.
BOE Conference Room, Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT
2024 JUL 11 PM 1:23
ATTEST: *Brian J. Florek*
TOWN CLERK

Members Present: Matthew Keatley, Keith Kriet, David Lersch, Tali Maidelis, Chairman Richard Muckle, and Wade Thomas (arrived 6:33 p.m.)
Members Absent: Geneva Renegar (notified)
Alternates Absent: Ivy Plis (notified), Matthew Shea, (1 vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner; Kim Powell, Recording Secretary

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:31 p.m.

2. APPROVAL OF THE June 6, 2024 MEETING MINUTES

Motion: Made by T. Maidelis seconded by K. Kriet to approve the June 6, 2024 meeting minutes.

Vote: 4-0-1 [D. Lersch abstained]

Wade Thomas arrived at 6:33 p.m.

3. NEW APPLICATIONS

No new applications received.

4. APPLICATION REVIEW

4.a C-24-05 430 Mohegan Avenue Parkway & 23B Old Norwich Road: 24 Unit residential housing development – 1721, LLC – Applicant/Owner, Indigo Land Design, LLC – Agent –

The Commission received a written request for a 35 day extension from Indigo Land Design.

Motion: Made by K. Kriet seconded by T. Maidelis to grant a 35 day extension.

Vote: 6-0

4.b C-24-06 9 Josan Drive: Residential re-subdivision – Sharon C. Brown – Applicant/Owner, Brian Florek, L.S. – Agent

B. Florek reviewed plan modifications made to address review comments received from Town staff. A non-encroachment boundary line is shown 50 feet from the wetland boundary. Stormwater run-off controls have been added to the driveway, the catch basin moved out of the right-of-way and rain gardens added for the two residential lots. The construction sequence notes the driveway will be constructed prior to house construction. Silt fence has been added around the small wetland adjacent to the driveway access.

Staff distributed a draft permit with conditions of approval. The Commission discussed methods of demarcating the boundary of the small wetland after construction to prevent impacts. Placement of boulders or fencing at the wetland perimeter was agreed to be adequate.

Motion: Made by W. Thomas seconded by D. Lersch to approve the draft permit with an added special condition that the boundary of the small wetland be permanently demarcated with boulders or fencing.

Vote: 6-0

4.c C-24-07 9 Locust Court – Proposed Accessory Dwelling Unit – Jane Wadsworth, Applicant; Amy Wadsworth, Owner; Brian Florek, LS – Agent

B. Florek reviewed the proposed location of 24 ft. by 30 ft. accessory dwelling unit. The structure is 50

ft. from the wetland boundary. The rear yard is maintained lawn. A silt fence will be installed at the limit of disturbance and a wetland buffer area established along the stream corridor. There is a flood zone on the property.

Staff provided photos of the proposed location of the structure. The Commission discussed the location of the wetland buffer over a portion of the existing lawn area or if it should be located at the current limit of lawn.

Motion: Made by M. Keatley seconded by K. Kriet to approve the draft permit as written. Discussion of the motion followed. Commission members reviewed where the wetland buffer limit should be established. The consensus was to keep the buffer limit as shown on the plan and require the boundary to be planted.

Vote: 6-0

5. VIOLATIONS

5.a 12 Perkins Farm Road: Unauthorized Vegetation Clearing, Fence & Lawn Encroachment in a Conservation Easement Area

No one was present for the property owner.

The Commission reviewed a memo from Attorney Robert Avena dated July 11, 2024 recommending a consent order be issued requiring removal of the fence from the conservation easement. Discussion on whether to and how to authorize limited mowing and maintenance of areas of the easement followed. The Commission directed staff to have the attorney issue the order allowing 60 days for removal of the fence, and to request within 90 days submittal of a proposed management plan for selective mowing to control invasive species in the easement area for the Commission's consideration.

5.b 90 Foster Road: Unauthorized Grading and Deposition in and Adjacent to Inland Wetlands

Staff reviewed the locations on the property where machinery access disturbed wetlands. She explained the responsible contractor contacted her after the notice was issued and is cooperating to restore the affected wetland areas. Staff will give an update at the next Conservation Commission meeting.

6. OTHER BUSINESS

There was none.

7. CORRESPONDENCE

There was none.

8. PAYMENT OF BILLS

Motion: Made by T. Maidelis seconded by W. Thomas to pay CACIWC Annual Membership renewal fee for \$75.00.

Vote: 6-0

9. ADJOURNMENT

Motion: Made by W. Thomas seconded by M. Keatley to adjourn.

Vote: Meeting was adjourned at 7:37 p.m.

Respectfully Submitted,



Kim Powell, Recording Secretary