

**MEETING MINUTES**  
Waterford Conservation Commission  
June 12, 2025, 6:30 p.m.  
Auditorium, Waterford Town Hall

RECEIVED FOR RECORD  
WATERFORD, CT  
2025 JUN 17 10:01  
ATTEST: *David DeNoia*  
TOWN CLERK

Members Present: Keith Kriet, Tali Maidelis, Ivy Plis, Geneva Renegar & Wade Thomas  
Members Absent: David Lersch, Richard Muckle  
Alternates Present: David DeNoia  
Alternates Absent: Matthew Shea  
Staff Present: Maureen FitzGerald, Environmental Planner

**1. CALL TO ORDER**

The meeting was called to order by Acting Chairman Maidelis at 6:30 p.m.  
D. DeNoia was seated for D. Lersch.

**2. APPROVAL OF MEETING MINUTES**

**Motion:** Made by D. DeNoia, seconded by I. Plis to approve the May 22, 2025 meeting minutes.

**Vote:** 4-0-1 [G. Renegar abstaining]

[Wade Thomas arrived at 6:32pm.]

**3. NEW APPLICATIONS** - No new applications received.

**4. APPLICATION REVIEW**

**C-25-05: 18 Cinderella Lane** – Single Family House Construction; Owner/Applicant – Heather Randazzo: Review Draft Permit #C-25-05.

**Motion:** Made by D. DeNoia, seconded by G. Renegar to approve draft permit #C-25-05.

**Vote:** 6 – 0

**C-25-06: 51 Daniels Avenue** – LEARN Regional Service Education Center, Request for Determination of No Regulated Wetland Activity; Applicant – Katherine Ericson, LEARN, Owner – Town of Waterford, Agent – Atty. Matt Ranelli, Shipman & Goodwin LLP: Review Draft Permit #C-25-06

**Motion:** Made by D. DeNoia, seconded by W. Thomas to approve draft permit #C-25-06

**Vote:** 6 – 0

**C-25-07: 51 Daniels Avenue** – Pickleball Courts, Request for Determination of No Regulated Wetland Activity; Applicant – Katherine Ericson, LEARN & Town of Waterford, Owner – Town of Waterford, Agent – Atty. Matt Ranelli, Shipman & Goodwin LLP: Review Draft Permit #C-25-07

K. Kriet questioned if the supplemental wetland report of June 9, 2025 was incorporated into the findings. Staff noted Special Conditions # 1 and #2 require the final plan to reflect the changes in the clearing limits and include a revised planting plan.

**Motion:** Made by I. Plis, seconded by D. DeNoia to approve draft permit #C-25-07.

**Vote:** 6 – 0

## 5. OTHER BUSINESS

### In-Series Transfer:

From: 10114-52030 – Professional Services - \$25.00

To: 10114-52050 – Dues, Conferences & Education = \$25.00

**Motion:** Made by K. Kriet, seconded by W. Thomas to approve the in-series transfer of \$25.00 from Professional Services to the line item for Dues, Conferences & Education.

**Vote:** 6 – 0

## 6. CORRESPONDENCE

Letter from Gina & Brooke Guetti, 12 Perkins Farm Road – Request to Modify the Maintenance of the Conservation Easement Area

The Commission reviewed a letter dated May 20, 2025 signed by residents of Perkins Farm Road requesting to continue maintaining the area adjacent to 12 Perkins Farm Road as lawn. Gina Guetti, 12 Perkins Farm Road and Sophia Matsas #18 Perkins Farm Road arrived at 6:50 pm. and presented the requested maintenance to the Commission. Commission members relayed that mowing the area next to lot #12 was not authorized and they are not supportive of maintaining the area as suburban lawn. Discussion continued on what areas are allowed to be maintained along the roadway right-of-way and near Great Neck Road.

Commissioners noted that other vegetation management techniques and habitat improvements to control invasive plant species could be considered to be consistent with the conservation easement agreement. The owners were requested to submit a proposed management plan with a map of the area describing the type of management activities and the frequency of maintenance proposed that is consistent with the intent of the conservation easement agreement.

## 7. ADJOURNMENT

**Motion:** Made by W. Thomas, seconded by K. Kriet to adjourn the meeting at 7:30 pm.

**Vote:** 6 – 0

Respectfully Submitted,

  
Maureen FitzGerald,  
Environmental Planner