

MEETING MINUTES

Conservation Commission
April 11, 2024 - 6:30 PM
Auditorium, Waterford Town Hall

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ATTEST: *[Signature]*
TOWN CLERK

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

1. CALL TO ORDER

The meeting was called to order at 6:34PM by W. Thomas, acting as chair. I. Plis was seated for T. Maidelis and M. Shea was seated for D. Lersch.

2. APPROVAL OF THE March 7, 2024 MEETING MINUTES

Motion: Made by M. Shea seconded by I. Plis to approve the March 7, 2024 meeting minutes.
Vote: 5-0-0

3. NEW APPLICATIONS

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

Benjamin Topkin stated he would like to build a home on the property and requested the Commission allow him to construct a driveway that goes through the upland review area.

Staff reported she has been coordinating with the homeowner for several months. Wetlands occur on the east and west end of the parcel, the driveway is proposed along the northern side of the property. The wetland boundary has been flagged. Ledge Light Health District has approved the on-site septic system design. Staff will provide comments at the next Conservation Commission meeting. The Commission accepted the application for review.

C-24-02 - 915 Hartford Turnpike – Request for Modification of Permit #01-06, Modify stormwater sampling, Waterford Commons; Brixmor GA Waterford Commons, LLC – Applicant, AECON - Agent

Staff reviewed the stormwater management system at the Waterford Commons development and noted the basins are maintained and past water quality monitoring results indicate they are functioning as designed. The Commission reviewed the analytical results submitted with the application. The requested modification would eliminate the water quality sampling requirement and continue semi-annual site visits to conduct monitoring of best management practice (BMPs) as listed on the BMP Chart, provide photo documentation of reviewed features as well as recommendations for continued proper functioning of stormwater basins and structures.

Motion: Made by K. Kriet and seconded by I. Plis to approve the modification of the stormwater sampling at Waterford Commons as requested with the provision that semi-annual site monitoring of basins and BMP practices continue and an inspection report submitted annually to the Commission's agent.

Vote: 5-0-0

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

Mark Fader, Williams School, introduced the proposal to construct an equipment storage facilities building that will also be used for athletic and community events.

Michael Ott, P.E., L.S. of Summer Hill Civil Engineers reviewed an aerial map of the complex and identified the proposed location of the new building north of the turf field. He reviewed the site plan with the Commission. The area for the facility is currently grassed. The building roof will discharge to a manhole and out to a relocated drainage outlet. The parking area behind the facility is proposed to be crushed stone and will grade to drain towards the outlet basin.

Staff explained the previous inland wetland permit approvals for the field construction included a 50 ft. wide non-encroachment area along the wetland boundary. The building and parking areas will require disturbance of a portion of the non-encroachment area.

W. Thomas requested a wetland evaluation report be submitted as part of the application.

The application was accepted for review. Commission members were requested to contact Mr. Fader prior to visiting the site.

4. **APPLICATION REVIEW** - No other applications were reviewed.

5. **VIOLATIONS**

9 Waterview Drive, Unauthorized Deposition of Materials in and Adjacent to Waterbodies

Staff reported the property manager is working with the property insurance company to assist with the cost of the site repairs. The owner was given until the end of April to implement the restoration plan but an added extension may be necessary due to the wet conditions. Staff will continue to monitor the progress.

6. **OTHER BUSINESS**

30 Douglas Lane: Staff reported she has been in contact with the site owner to install erosion control measures and remove sediment from the street.

Draft Plan of Conservation & Development – Review Sections 6 & 7

Staff requested commission members provide comments if they have any and they will be forwarded to the Planning Director.

7. **CORRESPONDENCE**

Letter from TCORS, Attorneys, March 26, 2024, RE: Battery Energy Storage System Project, HQCA Energy Solutions, LLC, 40 Norwich Road

The correspondence was accepted by the Commission.

8. **PAYMENT OF BILLS - The Day \$102.00**

Motion: Made by K. Kriet seconded by M. Keatley to pay The Day Invoice of \$102.00.

Vote: 5-0-0

9. **ADJOURNMENT**

Motion: Made by M. Keatley seconded by M. Shea to adjourn at 7:27 PM.

Vote: 5-0-0

Respectfully Submitted,



Kim Powell, Recording Secretary