MEETING MINUTES

Waterford Conservation Commission
February 26, 2026, 6:30 p.m.
Auditorium, Waterford Town Hall

Members Present:	Keith Kriet, David Lersch, Tali Maidelis, Ivy Plis & Wade Thomas
Members Absent:	Richard Muckle & Geneva Renegar
Alternates Present:	
Alternates Absent:	David DeNoia, Avery Holzworth & Matthew Shea
Staff Present:	Maureen Fitzgerald, Environmental Planner
	Cassandre Grote, Recording Secretary

1. **CALL TO ORDER**
   The meeting was called to order by Acting Chairman Maidelis at 6:30 p.m.

2. **APPROVAL OF MEETING MINUTES**
   Motion: Made by D. Lersch, seconded by I. Plis to approve the February 12, 2026 meeting minutes.
   Vote: 5 – 0

3. **NEW APPLICATION**
   C-26-02: 435 Mohegan Avenue Parkway: Mamacoke Brook Restoration; Owner/Applicant – Connecticut College

   Josh Wilson, professional wetlands scientist with BioHabitats, presented the application on behalf of Connecticut College. He explained the channel is an intermittent watercourse, identified as "Mamacoke Brook" for the purpose of the project. The channel receives run-off from Rte 32, and has been significantly degraded and eroded by downcutting and headcutting. The proposal is to restore the watercourse to function as a more natural channel. The activity involves 0.7 acres of wetland and watercourse impact and 0.75 acres will be restored.

   J. Wilson explained that the channel restoration has been split into three segments, an upper, middle and lower section. Activity in the upper section involves installation of Post-Assisted Log Structures (PALS) to slow flow velocity. These consist of large woody debris staked into the channel at intervals. No construction equipment will be used in the upper section,. Materials will be brought in by hand or via small all-terrain vehicles and installed manually.

   The plan for the middle section includes installing a series of boulder cascades, pools, and riffle complexes, and adding material to raise the eroded channel bed. The design is to slow flows, allow for infiltration and channel migration.

   The lower section contains a marsh area, stands of phragmites, and archaeologically sensitive areas. The plan includes the removal of phragmites with the use of above-ground herbicidal treatment and the installation of linear waddles perpendicular to the stream flow to allow water to spread across the marsh. No construction equipment or excavation is proposed.

   J. Wilson noted a public information meeting on the restoration project was conducted by the CT College Arboretum and attended by approximately twenty to twenty-five people. He noted the project received positive feedback.

J. Wilson answered questions from the Commission. The project received funding from the National Fish and Wildlife Foundation and requires permit approvals from the Army Corps of Engineers and the State of Connecticut. He noted that Biohabitats and GreenVest have successfully completed a number of similar restoration projects throughout the mid-Atlantic area. He reviewed the proposed restoration in the middle section will involve bringing in natural boulders 2 feet in diameter to form the cascade structures and addition of armored plunge pools below the cascades. Larger boulders will be interlocked with smaller rock material. The project is expected to take at least two construction seasons and would be monitored for approximately five years.

Motion: Made by D. Lersch, seconded by W. Thomas to find that the Mamacoke Brook Restoration project does not pose any significant adverse impact.
Vote: 5 – 0

4. **APPLICATION REVIEW** – No applications to review.

5. **VIOLATIONS** – No violations discussed.

6. **OTHER BUSINESS –**
Planning & Zoning Referral: PL-26-04: Crystal Mall Adaptive Re-Use

Kyle Haubert, PE CLA Engineers and Attorney John Casey were present on behalf of General Dynamics Electric Boat.

Staff reviewed a site plan showing proposed improvements to the current parking areas. Site improvements include re-milling and paving of the parking area, addition of vegetated islands, reduction of 1.2 acre of impervious area and addition of permeable pavement. Hydro-dynamic separators and catch basin filter inserts are proposed to treat stormwater run-off. Staff noted that no regulated wetland activity is proposed.

Kyle Haubert indicated on a site map the locations of the pervious pavement and tree filters.

Motion: Made by K. Kriet, seconded by W. Thomas to find that the re-development does not involve regulated wetland activity and incorporates improved stormwater treatment practices.
Vote: 5 – 0

7. **CORRESPONDENCE –**
Ethics Commission Advisory Opinion Notice dated January 7, 2026
The Commission acknowledged receipt of the notice.

8. **ADJOURNMENT**
Motion: Made by W. Thomas, seconded by K. Kriet to adjourn the meeting at 7:17p.m.
Vote: 5 – 0

Respectfully Submitted,

Cassandre Grote
Recording Secretary