

MEETING MINUTES
Waterford Conservation Commission
October 9, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

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

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:32 p.m.
A. Holzworth was seated for I. Plis.
D. DeNoia was seated for G. Renegar.

2. APPROVAL OF MEETING MINUTES

Motion: Made by W. Thomas, seconded by T. Maidelis to approve the September 25, 2025 meeting minutes.

Vote: 7 – 0

3. NEW APPLICATIONS –

C-25-13: 97 Spithead Road: 3 lot residential re-subdivision; Owner/Applicant – Glenn Fergione.

T. Maidelis noted he would abstain from voting as he is a member of the Board of Directors of the Waterford Land Trust, an adjacent property owner.

The Commission received the application.

Jim Bernardo, L.S., presented the application. He noted that the land was originally subdivided in 1991, at which point the inland wetlands were delineated. He indicated that an additional area of wetland from the original subdivision has been added to the plan in the southeast corner of the property. He stated that Joe Theroux, soil scientist reviewed the proposed lot areas and determined that there are no inland wetland soils in the development area. No activity is proposed within wetlands or the upland review area.

Staff requested that the additional wetland area is included on the final plan in addition to notation of limits of proposed clearing.

4. APPLICATION REVIEW

C-25-09: 152 Cross Road: Grading & construction for a commercial building and stormwater basin in the 100' upland review area; Owner/Applicant – Eagle AAM, LLC.

Normand Thibeault, P.E., distributed revised plans to the Commission. He reviewed the proposed stormwater basin. The basin is sized for the water quality volume per CT DEEP stormwater guidelines. Overflow through the emergency spillway occurs in the 100-year

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TOWN CLERK

storm event at a rate of 1.3 ft/sec. He noted the flow from the low-level 6 inch outlet to the level spreader is 0.4 ft./sec. He stated that in his opinion, extending a basin discharge pipe over the slope, which is approximately a 1:1 slope, would cause more disturbance and pose detrimental impacts than the proposed overland flow rates.

N. Thibeault noted that basin maintenance procedures have been included on sheet 2 of the plans and details for basin soil substrate and seed mix were added on sheet 1. He explained that the water quality volume will discharge from the low-level outlet to the level spreader. He noted that there is a lip at the driveway that prevents off-site run-off from Cross Road entering the site.

A concern was raised regarding installation of the proposed silt fence due to the existing fill materials and slope. N. Thibeault stated the larger unsuitable fill materials within the limits of disturbance will be removed, and perimeter controls may include silt sock or wood chip berm. The sediment controls would be installed prior to excavation and are normally inspected by Town staff before site work begins.

Staff noted that no test pits were conducted in the basin location and the level spreader may need to be extended during construction to diffuse run-off discharge. The Commission requested the basin be lined with low-permeability geotextile fabric to prevent the basin bottom from failing or eroding through the fill material.

Motion: Made by W. Thomas, seconded by D. DeNoia for Staff to prepare a draft approval for C-25-09 with conditions requiring the limits of disturbance and sediment control measures to be inspected by staff, extension of the level spreader during construction and adding a low-permeability liner to the base of the stormwater basin.

Vote: 7 – 0

5. VIOLATIONS – No violations discussed.

6. OTHER BUSINESS – No other business discussed.

7. CORRESPONDENCE –

Chairman Muckle reminded the Commission of the upcoming CACIWC conference, and requested that Commission members reach out to Staff regarding registration.

8. ADJOURNMENT

Motion: Made by T. Maidelis, seconded by W. Thomas to adjourn the meeting at 7:01p.m.

Vote: 7 – 0

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Cassandre J. Grote", followed by a long horizontal flourish.

Cassandre Grote
Recording Secretary