

MEETING MINUTES
Waterford Conservation Commission
September 11, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

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

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WATERFORD, CT
2025 SEP 16 A 10:04
ATTEST: *[Signature]*
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 K. Kriet, seconded by G. Renegar to approve the August 28, 2025 meeting minutes.

Vote: 4-0

4. APPLICATION REVIEW

Motion: Made by W. Thomas, seconded by K. Kriet to move agenda item 4 prior to item 3.

Vote: 4-0

C-25-08: 105R & 125 Old Colchester Road: Single Family House and On-Site Septic Construction; Owner/Applicant – John L. Staller

The Commission reviewed the draft permit C-25-08.

Motion: Made by W. Thomas, seconded by G. Renegar, to approve draft permit C-25-08.

Vote: 4-0

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

Staff relayed a request by Norman Thibeault of Killingly Engineering Associates to table this item.

3. NEW APPLICATIONS

C-25-10: 83 Pember Road: Selective Timber Harvest; Applicant – Hull Forest Products, Inc

T. Maeidelis recused himself from voting as he is a member of the Waterford Land Trust, an adjacent property owner.

Christopher Lemery of Hull Forest Products, Inc presented the application. C. Lemery explained that the harvest will focus on over-mature, poorly formed and diseased trees, and

will utilize temporary timber mats and corduroy crossing of intermittent watercourses and wetlands.

Motion: Made by K. Kriet, seconded by G. Renegar, to determine the timber harvest activity a permitted use as of right under Section 4.1a of the Inland Wetland & Watercourses Regulations.

Vote: 3-0-1 [T. Maidelis abstaining]

C-25-11: 63 Old Colchester Road: Selective Timber Harvest; Applicant – Hull Forest Products, Inc.

Christopher Lemery of Hull Forest Products, Inc presented the application. C. Lemery explained that the harvest will focus on over-mature, poorly formed, and diseased trees and will utilize temporary timber mats and corduroy crossing of an intermittent watercourse and wetlands.

Motion: Made by K. Kriet, seconded by W. Thomas, to determine the timber harvest activity a permitted use as of right under Section 4.1a of the Inland Wetland & Watercourses Regulations.

Vote: 4-0

C-25-12: 34 Braman Road: Single Family House and On-Site Septic Construction; Applicant – Christopher & Vanessa Kelmis, Owner – Robin Petchark-Perkins

W. Thomas recused himself from voting as an adjacent property owner.

Staff provided copies of previously issued permits #99-05 and #09-03 for construction of a residence on this property. Craig Caulkins of Caulkins Custom Home Building and Landscaping, LLC presented the application on behalf of the applicants who were present in the audience. The previously issued permits have expired and are not eligible for extension. C. Caulkins explained that the existing non-encroachment markers have been found, and no work is proposed within the non-encroachment area. C. Caulkins explained that the septic line and utilities will be run under the driveway. The house is to be built on the rear portion of the lot, similar to the 2009 permit, and the septic is proposed in the front portion of the lot, similar to the 1999 subdivision approval. Staff noted that there is a Conservation Easement filed on the land records in accordance with the subdivision approval.

Motion: Made by K. Kriet, seconded by G. Renegar, for Staff to combine the conditions of permits #99-05 and #09-03 into a draft permit for review.

Vote: 3-0-1 [W. Thomas abstaining]

5. VIOLATIONS – No violations discussed.

6. OTHER BUSINESS –

Staff relayed to the Commission that she will not be available for the September 25, 2025 meeting, and questioned how the Commission would like to proceed. After discussion, it was determined to keep the next meeting as scheduled.

7. **CORRESPONDENCE** – No correspondence was received.

8. **ADJOURNMENT**

Motion: Made by K. Kriet, seconded by G. Renegar to adjourn the meeting at 6:56 p.m.

Vote: 4 – 0

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read 'Cassandre Grote', with a long horizontal flourish extending to the right.

Cassandre Grote
Recording Secretary