

MEETING MINUTES
Waterford Conservation Commission
August 28, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT

2025 SEP -3 P 1:21

ATTEST: *Dina L. Campese*
TOWN CLERK

Members Present: Keith Kriet, David Lersch, Tali Maidelis, Richard Muckle, Ivy Plis,
Geneva Renegar, Wade Thomas(6:32pm)
Members Absent:
Alternates Present: David DeNoia
Alternates Absent: 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 Chairman Muckle at 6:30 p.m.
D. DeNoia was seated for W. Thomas until 6:32 p.m.

2. APPROVAL OF MEETING MINUTES

Motion: Made by T. Maidelis, seconded by K. Kriet to approve the July 24, 2025 meeting minutes.

Vote: 5-0-2 [R. Muckle, G. Renegar abstaining]

3. NEW APPLICATIONS

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

The application was received by the Commission. Staff reviewed the site plan and the existing site conditions. The proposed development area occurs on a pre-existing fill deposit. The majority of the regulated activity is for construction of a stormwater treatment basin. A forested wetland associated with Stony Brook is located at the toe of the fill slope. Mapping and a description of the wetland copied from the Stony Brook Watershed Management Plan were distributed to the Commission. The Commission requested a presentation by the engineer due to the significant wetland area on the property.

4. APPLICATION REVIEW

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

Jim Bernardo, L.S., and John Staller, owner/applicant, presented the application to the Commission. J. Bernardo provided a supplemental map showing the full extent of the inland wetlands over the entire parcel. The proposed house site is on the western portion of the property and was selected to avoid constructing a driveway across the wetland. The applicant is applying to the State for a well waiver so he does not have to extend the existing water line in Old Colchester Road to his property.

J. Bernardo presented the site plan, noting that the inland wetland area had been delineated three (3) years ago, but was recently reflagged to delineate the boundary. The driveway location follows the prior logging road access. The owner hired a contractor to start grading

for the house site and boulders were placed along the edge of the driveway access. A notice of non-compliance was issued to the owner and the work was stopped. J. Bernardo noted the boulders form a good boundary between the driveway and the adjacent wetland.

The Commission questioned the placement of the septic tank in the upland review area, to which J. Bernardo explained that this was the only placement to enable the system to gravity feed to the leach field and avoid the need to install a pump. Staff noted that while the driveway is within 50 feet of the wetland boundary, it is an existing logging access road and moving the driveway would involve more excavation and grading than keeping it in its current location. J. Bernardo explained the driveway is proposed to be gravel.

Staff stated the proximity of the driveway and boulders to the wetland boundary were measured on site after the wetland boundary was re-established and the limits conform to the proposed location shown on the site plan. The boulders provide a good boundary demarcation for the edge of driveway.

The Commission discussed that it would be ideal to have a visual markers to identify a wetland non-encroachment area, and suggested this to be a good use for the excavated boulders on the site.

Motion: Made by R. Muckle, seconded by G. Renegar to have staff prepare a draft approval for Application #C 25-08.

Vote: 7-0

5. VIOLATIONS

C-25-08: 105R & 125 Old Colchester Road: Notice of Non-Compliance – July 31, 2025

Staff conveyed that the corrective actions have been addressed per discussion with the owner and the site review.

Motion: Made by I. Plis, seconded by K. Kriet to lift the notice of non-compliance.

Vote: 7-0

6. OTHER BUSINESS – no additional business at this time

7. CORRESPONDENCE – no correspondence at this time

8. ADJOURNMENT

Motion: Made by T. Maidelis, seconded by I. Plis to adjourn the meeting at 6:54 p.m.

Vote: 7 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary