MEETING MINUTES

Waterford Conservation Commission
May 22, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

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WATERFORD, CT
2025 MAY 29 P 2:50
ATTEST: [signature]
TOWN CLERK

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

1. **CALL TO ORDER**
   The meeting was called to order by Chairman Muckle at 6:32 p.m.
   D. DeNoia was seated for D. Lersch.

2. **APPROVAL OF MEETING MINUTES**
   Motion: Made by D. DeNoia, seconded by W. Thomas to approve the May 8, 2025 meeting minutes.
   Vote: 4-0-1 [I. Plis abstaining]

3. **NEW APPLICATIONS -** No new applications received.

4. **APPLICATION REVIEW**

   C-25-05: 18 Cinderella Lane – Single Family House Construction; Owner/Applicant – Heather Randazzo

   Bob Russo, Soil Scientist, CLA Engineers, Inc. reviewed the proposed residential development plan. Grading is proposed to be conducted within the upland review area of an on-site wetland to construct a septic system and house. He reviewed responses to staff comments prepared by CLA Engineers, Inc dated May 21, 2025. The on-site wetland is 0.26 acres in area. A vegetated wetland non-encroachment area is designated at the proposed clearing limits east of the wetland boundary. The existing gravel path that occurs within the proposed non-encroachment area will be abandoned and allowed to revert to a natural vegetated state.

   Motion: Made by T. Maidelis, seconded by W. Thomas to have staff draft an approval for C-25-05 based on the revised plans.
   Vote: 5 – 0

   C-25-06: 51 Daniels Avenue – LEARN Regional Service Education Center, Request for Determination of No Regulated Wetland Activity; Applicant – Katherine Ericson, LEARN, Owner – Town of Waterford, Agent – Atty. Matt Ranelli, Shipman & Goodwin LLP

   Attorney Matt Ranelli, Shipman & Goodwin, LLP, Dean Gustafson, Professional Soil Scientist, All-Points Technology Corporation, Bill Willsey PE, Langan Engineers, and Kate Ericson, LEARN were present.

   Atty. Ranelli explained the project is located on the property of the closed Southwest School. A portion of the property will be retained by the Town of Waterford for open space and for

proposed pickleball courts. The new construction involves no direct activity in wetlands and only a minor disturbance within the 100 ft. upland review area of wetland #2 to construct a sidewalk. An existing cell tower is located between the proposed sidewalk and wetland #2. He stated that the applicant is asking for a determination of no regulated activity due to the lack of adverse impacts. If the Commission does not make such a determination, the applicant requests the Commission find the potential wetland impacts have been addressed.

Dean Gustafson, All-Points Technology Corporation reviewed three wetland areas located adjacent to the project area. Wetland #1 is a forested wetland east of the property with confirmed vernal pool breeding habitat for wood frogs and spotted salamanders. Wetland #2 is a forested wetland to the southeast of the property and does not sustain sufficient inundation to support breeding of amphibian species. Wetland #3 is a forested hillside seep southwest of the property. No direct impacts are proposed within the 100 ft. upland review area of wetland #1 and #3. A portion of a perimeter sidewalk encroaches on the upland review area of wetland #2. He noted the existing cell tower occurs within the upland review area between the sidewalk and the wetland boundary.

D. Gustafson showed where the stormwater outlet on the southwest end of the property has been relocated to a more level area of the slope and discharges into a level spreader. He noted there is an existing stone wall at the property boundary that will serve to further dissipate flows and wetland #3 will not be adversely affected hydrologically.

Bill Willsey, PE of Langan Engineers reviewed the design of the revised outfall at the southwest end of the property and revisions to the vegetated spillway in the northwest portion of the site to increase the height of the berm along the west side of the swale. W. Thomas asked if the design meets the target treatment levels for nitrogen and phosphorus as identified in the CT Stormwater Manual. B. Willsey replied that all treatment levels have been met and calculations are provided in the stormwater report. On-site soil permeability testing was conducted and the systems will primarily infiltrate stormwater.

Chairman Muckle called for a motion on whether the proposed development is a "non-regulated use" under Section 4.2.b of the inland wetlands and watercourses regulations.

Motion: Made by W. Thomas, seconded by D. DeNoia that Section 4.2.b does not apply to the proposed development.
Vote: 5 – 0

Chairman Muckle noted his concerns regarding the stormwater discharge to the slope upgradient of wetland #3 have been addressed, however in heavy storms during construction downgradient impacts may occur if silt fence is overcome and sediment leaves the site.

Motion: Made by T. Maidelis, seconded by D. DeNoia to find the proposal involves regulated activity.
Vote: 5 – 0

Motion: Made by W. Thomas, seconded by T. Maidelis to have staff draft an approval for C-25-06 based on the modified plans as presented.
Vote: 5 – 0

C-25-07: 51 Daniels Avenue – Pickleball Courts, Request for Determination of No Regulated Wetland Activity; Applicant – Katherine Ericson, LEARN & Town of Waterford, Owner – Town of Waterford, Agent – Atty. Matt Ranelli, Shipman & Goodwin LLP Attorney Ranelli, Shipman & Goodwin, LLP and Dean Gustafson, Professional Soil Scientist, All-Points Technology Corporation reviewed the application. Atty. Ranelli noted the proposed activity is on a portion of the property that will be retained by the Town. He acknowledged that the construction of the pickleball courts is not covered under Section 4.2.b as a non-regulated use.

Dean Gustafson, wetland scientist/professional soil scientist with All-Points Technology Corporation reviewed the location of wetland #3 and the limit of the upland review area. He stated the grading plan for the parking area has been revised to reduce the disturbance in the upland review area from 4,050 square feet to 1,500 square feet, reducing disturbance of the existing upland forested habitat. He explained the initial site plan included enhancement of 8,000 square feet of upland review area with seeding and replanting of native trees and shrubs to mitigate the impact to the upland area. With the proposed reduction of disturbance to the forested upland, his professional opinion is the replanting of 8,000 square feet of upland with native plants is no longer recommended.

Chairman Muckle called for a motion to determine if the proposed activity is regulated.
Motion: Made by W. Thomas, seconded by T. Maidelis to find the proposal involves regulated activity.
Vote: 5 – 0

Motion: Made by W. Thomas, seconded by T. Maidelis to draft an approval for C-25-07 based on the modified plans as presented.
Vote: 5 – 0

4. **VIOLATIONS -** No discussion.

5. **OTHER BUSINESS -** No discussion.

6. **CORRESPONDENCE**
The Commission received an emailed letter dated May 20, 2025 signed by residents of Perkins Farm Road. Chairman Muckle requested the item be placed on the agenda for discussion at the next regularly scheduled meeting.

7. **ADJOURNMENT**
Motion: Made by T. Maidelis, seconded by D. DeNoia to adjourn the meeting at 7:35 pm.
Vote: 5 – 0

Respectfully Submitted,

Maureen FitzGerald,
Environmental Planner