

2025 JAN 29 A 8:27

MEETING MINUTES

Conservation Commission
January 23, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

ATTEST: *David J. Langan*
TOWN CLERK

Members Present: Keith Kriet, David Lersch, Tali Maidelis, Ivy Plis, Geneva Renegar, Wade Thomas
Members Absent: Chairman Richard Muckle (notified)
Alternates Present: David DeNoia, Matthew Shea
Staff Present: Maureen FitzGerald, Environmental Planner
Kim Powell, Recording Secretary

1. CALL TO ORDER

The meeting was called to order by acting chair Tali Maidelis at 6:31 p.m. M. Shea was seated for R. Muckle.

The Commission welcomed new alternate member David DeNoia.

2. APPROVAL OF MEETING MINUTES

Motion: Made by K. Kriet seconded by I. Plis to approve the January 9, 2025 meeting minutes.

Vote: 6-0-1 [G. Renegar abstained]

3. NEW APPLICATIONS

There were no new applications.

4. APPLICATION REVIEW

C-25-01: 140, 160R 228, 238 Rope Ferry Road – Permitted Use Section 4.1.a – Timber Harvest; temporary wetland crossings. Bejajah Farms, LLP – Owner, Eric H. Johnson - Applicant

The Commission reviewed findings prepared by staff dated January 16, 2025.

Motion: Made by K. Kriet seconded by W. Thomas to find the timber harvest to be an as-of-right activity in accordance with Section 4.1a of the Waterford Inland Wetlands and Watercourses Regulations.

I. Plis asked where the loading areas are located. Staff noted the two proposed loading areas are on Gardeners Wood Road and Rope Ferry Road. D. Lersch asked what is being done with the treetops. Staff noted the plan indicates the tree tops will be left on site and the fire wood harvested.

Vote: 7-0

C-25-02: 441 Boston Post Road - Construct New Fire Station, activity in Upland Review Area. Town of Waterford – Applicant; Oswegatchie Fire Company #4, Inc. - Owner

Brian Phillips, P.E. of Langan Engineering was present on behalf of the applicant. The Commission received copies of a letter dated January 22, 2025 from Langan responding to staff plan review comments.

B. Phillips reviewed the revisions incorporated into the plans to address the comments. He stated that signage indicating a wetland protection area – no dumping or discharge has been added to the plan at the north edge of pavement. Construction phasing notes were added to address protection of the rain garden area and clean-outs were added to the rain garden underdrains. He reviewed the grading limits shown within the easement along the west side of the site, noting it is for removal of the existing curbing and pavement. The stormwater conveyance swale will be constructed within the limits of the property. Buffer plantings have been included along the northern property boundary between the site and the off-site wetland area.

Staff said all plan review comments have been addressed. The Commission reviewed a staff memorandum dated January 21, 2025 addressing regulated activities and findings for consideration per Section 10.2 of the inland wetland and watercourses regulations.

Motion: Made by K. Kriet seconded by W. Thomas to have staff prepare a draft permit based on the review, findings and conditions in the January 21, 2025 memorandum.

Vote: 7-0

5. OTHER BUSINESS

No discussion.

6. CORRESPONDENCE

Connecticut Association of Wetland Scientists (CAWS) Annual Meeting & Wetlands Conference – Notice received.

Staff distributed a memorandum from J. Mullen, Planning Director issued to the Board of Selectmen, Planning & Zoning Commission and Conservation Commission dated January 22, 2025 responding to concerns raised by citizens regarding construction at 111 Clark Lane.

The Commission received the correspondence

7. ADJOURNMENT

Motion: Made by W. Thomas seconded by K. Kriet to adjourn.

Vote: 7-0. Meeting was adjourned at 6:54 p.m.

Respectfully Submitted,



Kim Powell, Recording Secretary