

MEETING MINUTES
Waterford Conservation Commission
November 7, 2024, 6:30 p.m.
Auditorium, Waterford Town Hall

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WATERFORD, CT

2024 NOV 13 A 9:51

Members Present: Keith Kriet, David Lersch, Chairman Richard Muckle, Wade Thomas
Members Absent: Tali Maidelis (notified), Ivy Plis (notified), Geneva Renegar (notified)
Alternates Absent: Matthew Shea, (2 vacancies)
Staff Present: Maureen FitzGerald, Environmental Planner;
Kim Powell, Recording Secretary

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:31p.m.

2. APPROVAL OF MEETING MINUTES

Motion: Made by W. Thomas seconded by D. Lersch to approve the October 24, 2024 minutes.

Vote: 3-0-1 [R. Muckle abstained]

3. NEW APPLICATIONS - There were no new applications received.

4. APPLICATION REVIEW

C-24-09 – 234 Bloomingdale Rd., Quaker Hill: New Residential Construction; Integrity Properties, Applicant; Michael Jezierski, Owner; CLA Engineers, Agent – Draft Permit

The Commission reviewed the draft permit with conditions as prepared by staff. There were no comments.

Motion: Made by D. Lersch seconded by W. Thomas to approve draft permit C-24-09 as written.

Vote: 4-0

C-24-10 – 81 Miner Lane: New home, pool, shed and lot clearing within the 100' upland review area. Uzair Shagufta, Applicant/Owner; Florek Surveying LLC, Agent

Brian Florek, Florek Surveying, LLC was present on behalf of the applicant.

The Commission reviewed a staff report dated October 30, 2024. Staff explained an alternate non-encroachment boundary proposed at a 40 ft. off-set from the adjacent wetland boundary to allow more room for construction and maintenance of the proposed residence. The existing vegetated buffer area is dense brush. The non-encroachment area is proposed to be marked with installed 4 x 4 wood posts and boundary identification markers.

B. Florek confirmed he received staff comments and has made modifications to the plan incorporating a 40 ft. vegetated wetland buffer north of the proposed residence.

Motion: Made by W. Thomas seconded by D. Lersch to have staff prepare a draft permit with conditions incorporating the 40 ft. wetland off-set for a non-encroachment boundary as presented.

Vote: 4-0

C-24-11 – 22A Avery Lane: New home, garage and pool. David Waddington, Applicant/Owner; Florek Surveying LLC, Agent

Brian Florek, Florek Surveying, LLC was present on behalf of the applicant. He reviewed a revised plan incorporating modifications in response to staff comments. The non-encroachment boundary line has been extended south and then east as a continuation of the original subdivision lot's designated boundary. He noted the house and garage footprints have been shifted east and the buildings are upland of the flood zone. A sub-surface infiltration system was added to treat roof run-off. He noted the driveway is not proposed to be paved, however if it is paved, stormwater controls for that run-off can be incorporated into the plan.

K. Kriet questioned if the proposed lot area revision changed the original subdivision permit. Staff replied the additional area includes more wetland and floodplain resources requiring a new permit. K. Kriet noted the Plan of Conservation & Development shows a possible open space connective trail in the vicinity. Staff noted there are no dedicated access easements over this private property.

Motion: Made by K. Kriet seconded by W. Thomas to have staff prepare a draft permit with conditions based upon the recommendations in the staff report dated November 4, 2024.

Vote: 4-0

5. VIOLATIONS

No discussion.

6. CORRESPONDENCE

- a) Dennis Main -Avalonia Land Conservancy (email): Request for letter of support for CT DEEP Open Space & Watershed Land Acquisition Grant, property at 36 Butlertown Road

D. Lersch clarified he is a member of the Waterford Land Trust and has no financial interest or conflict of interest in the Avalonia Land Conservancy's request for a letter of support. Staff reviewed mapping of the proposed area for acquisition and explained it is within the Oil Mill Brook watershed which is a Class A trout stream and is also identified in the Niantic River Watershed Protection Plan as a conservation priority area.

Motion: Made by K. Kriet seconded by D. Lersch to have staff prepare a letter from the Waterford Conservation Commission in support of Avalonia Land Conservancy's acquisition of the property.

Vote: 4-0

- b) Kate Berrigan, Bates Friends Forever (email): Bates Woods/Inland Wetlands adjacent to Clark Lane Middle School re: proposed solar installation on closed landfill, New London

The Commission reviewed the email with attached minutes of the City of New London Conservation Commission public hearing of October 10, 2024 and associated mapping of a proposed solar facility installation on a closed landfill located in Bates Woods Park, New London. Staff explained the application to New London's Conservation Commission was

referred to the Town of Waterford as required and reviewed by the Planning Department staff. She stated that no activity is proposed that falls under the jurisdiction of the Waterford Conservation Commission.

It was the consensus of the Commission that no further action is required on this item.

c) Anonymous complaint re: 12 Perkins Farm Rd received 10/30/2024

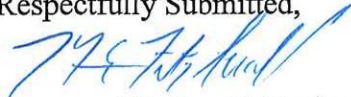
The Commission reviewed a document and associated photographs of the conservation easement area bordering 12 Perkins Farm Road. Staff stated it appears the easement area is still being maintained as lawn. The Commission directed staff to send a reminder letter, certified mail, to the owners that the consent order restricts any mowing or further disturbance of the easement area except for vegetation trimming within 5 feet of the property line.

7. ADJOURNMENT

Motion: Made by W. Thomas seconded by K. Kriet to adjourn at 7:03p.m.

Vote: 4-0.

Respectfully Submitted,



Maureen FitzGerald, Environmental Planner for
Kim Powell, Recording Secretary