

MEETING MINUTES

Conservation Commission
April 25, 2024, 6:30 PM
Auditorium, Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT
2024 MAY -2 A 11:00
ATTEST: David I. Lersch
TOWN CLERK

Members Present: Keith Kriet, David Lersch, Chairman Richard Muckle, Wade Thomas
Members Absent: Matthew Keatley (notified), Tali Maidelis (notified), Geneva Renegar
Alternates Present: Ivy Plis, Matthew Shea, (1 vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner; Kim Powell, Recording Secretary

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:33PM. I. Plis was seated for G. Renegar and M. Shea was seated for T. Maidelis

2. APPROVAL OF THE APRIL 11, 2024 MEETING MINUTES

Motion: Made by W. Thomas seconded by I. Plis to approve the April 11, 2024 meeting minutes.

Vote: 5-0-1 [D. Lersch abstained]

3. NEW APPLICATIONS

C-24-04 - 24 Faulkner Drive – Request modification of Permit #93-26 non-encroachment boundary and clearing limits; Michael Morin – Applicant/Owner

Michael Morin explained he had cut dead trees down on the north side of the house due to concerns with proximity to the structure and interference with the overhead utility lines. He was not aware the area is designated as wetland non-encroachment. The non-encroachment area is located 8 feet off the north end of the house. Three trees were removed from the designated non-encroachment area. Staff visited the property and provided a map showing the wetland and non-encroachment boundary. Mr. Morin would like to modify the boundary to allow more room to maintain and use the rear yard and north side of the house. He referred to a revised non-encroachment boundary line in his application that proposes a 15 ft. buffer off the wetland boundary to the rear of the house that follows an existing stone wall off the north side of the house.

D. Lersch raised concern with reduction of the non-encroachment area and suggested the trees could be replanted with lower growing species. The Commission accepted the application.

4. APPLICATION REVIEW

C-24-01 - 76 Dayton Road – New Home Construction, Driveway in Upland Review Area; Benjamin Topkin - Applicant/Owner

Staff discussed application review comments dated April 23, 2024. The wetland scientist was asked to re-check the area north of the wetland boundary where the soils are saturated. Mr. Cole did review this area and stands by the delineated wetland boundary. Public Works commented to avoid discharging driveway run-off to the roadway and recommended swales and leak-offs be included to divert flows.

K. Kriet noted the wetland appeared to have been crossed. Mr. Topkin replied he had taken machinery through a pre-existing logging road crossing to do test holes and some clearing. He did not realize it was wetlands at the time. He repaired the tire ruts.

K. Kriet requested the silt fence line be continued along the downgradient limit of disturbance in the area of septic system construction.

Staff explained to Mr. Topkin types of erosion control measures to be considered during construction and post-construction of the driveway to reduce run-off velocity and erosion of exposed soils.

Motion: Made by W. Thomas seconded by I. Plis to have staff prepare a draft approval with conditions as discussed.

Vote: 6-0-0

C-24-03 - 122 Bloomingdale Road – Athletics Team/Facilities Building and Associated Site Improvements; The Williams School – Applicant, Williams Memorial Institute – Owner, Summer Hill Civil Engineers – Agent

Mark Fader, Dwayne Xenelis of The Williams School and Mike Ott, P.E. from Summer Hill were present.

K. Kriet expressed concern with the lack of site information on the site plan and the difficulty in getting oriented on the property. He asked why the building was proposed within the wetland buffer established from the previous permit and asked for justification for removal of vegetation that is protecting the wetland.

M. Ott answered not all the building is in the non-encroachment area but it is within the 100 ft. upland review area. The northeast corner of the gravel parking area, 1/3 of it and the graded swale are in the 50 ft. non-encroachment area. The area is maintained as mowed lawn. The gravel pad and swale direct run-off away from the wetlands to the new stormwater basin.

W. Thomas raised questions about the grading around the new basin and requested the contours be reviewed to allow stormwater discharge to enter the basin. He requested drainage information for the basin design and the addition of an erosion control blanket on the cut slopes by the building and to indicate where the foundation drain discharges.

M. Ott stated the basin is designed for the water quality volume. Test holes were conducted in the basin area and sandy loam was encountered to 5 ft. in depth. The basin will be a dry stormwater basin. He noted the depth of substrate material will be increased to 2 ft. thickness.

Staff asked if a rip-rap forebay was needed to control velocity into the basin because the contributing impervious area to the outlet is approximately 30,000 square feet. M. Ott replied he does not believe a plunge pool is needed, the pipe slope has been flattened and there is an existing stone wall downgradient of the basin that discharge will flow through.

Staff requested a drainage area map, test pit soil data and a cut sheet showing changes proposed to the basin substrate.

K. Kriet asked why the location was selected and where others locations considered.

M. Ott explained the building has 2 levels and is sited in the existing slope to keep the maintenance facility on the lower level with the athletic portion and pavilion on the upper level by the field.

D. Xenelis explained the pine trees at the top of slope were planted to conceal the fence-line of the prior athletic field and are not part of the non-encroachment boundary. He noted other

locations were considered during the site selection process but proximity to the field and access for the maintenance equipment and providing community space were important considerations. He stated additional plantings could be added to delineate limits of clearing and protect wetland. The stone wall is proposed to be re-constructed along the driveway to the new building.

K. Kriet requested non-encroachment markers be placed along the planted wetland buffer area.

Staff will forward comments to the engineer and prepare preliminary findings for discussion at the next meeting.

5. **VIOLATIONS**

9 Waterview Drive: Unauthorized Deposition of Materials in and Adjacent to Waterbodies

Staff reported the property manager notified her that site clean-up work is scheduled to start next week.

6. **OTHER BUSINESS**

C-23-07 – 7 West Street: Review plan modification of sewer, utility and curtain drain location for consistency with approved permit and plan

The Commission reviewed the staff memorandum of April 23, 2024 regarding proposed changes to the location of sewer utility connection to the property and an added perimeter drain with a discharge into the back of the catch basin.

Motion: Made by D. Lersch seconded by I. Plis to find the proposed footing drain and sewer connections are consistent with the approved regulated activities authorized in permit #C-23-07.

Vote: 6-0-0

Thomas Dedrick, 86 Dayton Road approached the Commission to express concerns about the proposed construction on 76 Dayton Road, tree cutting, burning of firewood on the property, the location of the driveway and not being notified of the application. He was told this was not a public hearing and this is not a public comment period. The application has been discussed.

C-14-02 – 105 Boston Post Road: Request for Release of Performance Passbook Bond, Wetland Monitoring Completed

Motion: Made by W. Thomas seconded by D. Lersch to authorize release of the remaining bond.

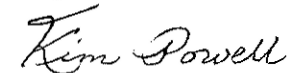
Vote: 6-0-0

7. **ADJOURNMENT**

Motion: Made by I. Plis seconded by W. Thomas to adjourn.

Vote: Meeting was adjourned at 7:48 PM

Respectfully Submitted,



Kim Powell, Recording Secretary