

MEETING MINUTES

Conservation Commission
January 11, 2024, 6:30 PM
Auditorium, Waterford Town Hall

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WATERFORD, CT
2024 JAN 16 1 P 2 29
ATTEST: [Signature]
TOWN CLERK

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

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:34PM.
I. Plis was seated for G. Renegar

2. APPROVAL OF THE December 7, 2023 MEETING MINUTES

Motion: Made by T. Maidelis and seconded by W. Thomas to approve the December 7, 2023 meeting minutes.

Vote: 5-0-0

3. NEW APPLICATIONS

There were no new applications.

4. APPLICATION REVIEW

C-23-08: 33 Kenyon Road, New Construction, Congregation Beth El Temple, Inc. – Applicant, Wayne S. Garrick, AIA – Agent, Action Date – February 3, 2024 – Review Revised Plans

W. Garrick presented a rendering of the synagogue and described the revised design. He noted the building is located away from the road to preserve the scale of the neighborhood and for security considerations and serves to minimize wetland disturbance. The building is 3,800 square feet in size with a total occupancy of 120. A 192 sf. storage building is also proposed. The number of parking spaces were reduced and overflow parking options are being considered for high attendance events. The proposal impacts 670 square feet of wetlands, much of which is wetland created from an un-capped well on the property. Lighting has been designed to not spill onto the adjacent properties.

Michael Ott, P.E. of Summer Hill Civil Engineers & Land Surveyors described that the site drains to the adjacent wetland, which discharges easterly under Vauxhall Street and eventually to Lake Brandegee. Per the request of the Commission, the culvert under Vauxhall Street was checked for obstructions or causes of high water. A 36 inch concrete culvert at Vauxhall Street was clear of obstructions. Another culvert was observed to be free of obstructions approximately 50 feet further downstream on an old farm road. M. Ott explained the culvert at Vauxhall Street was about ½ full with water indicative of the relatively flat contours of the wetland.

M. Ott reviewed the stormwater drainage patterns from the proposed development. Sheet-flow to adjacent thick vegetated areas is proposed for the curbless driveway and north

parking areas. The south parking area slopes east and discharges to a constructed stormwater wetland, which then discharges to the on-site wetland and adjacent upland vegetated area. The stormwater wetland is designed to hold almost 2 times the computed water quality volume.

The site design involves fill of 470 square feet of the western wetland and 200 square feet on the east side of the stormwater wetland. M. Ott noted the plan was adjusted to minimize the area of wetland impact. The western wetland is a result of groundwater discharge from a dug well on the property. The well is proposed to be filled and capped in accordance with public health code requirements.

W. Thomas questioned if a culvert is necessary under the driveway to outlet the upwelling groundwater. M. Ott replied the capped well condition should eliminate the flow.

K. Kriet noted the overflow parking area has been removed from the original plan and asked if overflow parking will occur on the grass or along the driveway and roadway. Edward Goldberg, the applicant's representative replied overflow parking is not anticipated to be needed due to declining membership. M. Ott answered a pervious area can be added.

M. Ott described the soils from the 3 test pits dug in the vicinity of the stormwater wetland area showed 10-12" of topsoil, followed by a layer of grey fine sand and silt over a layer of orange brown fine sand and a trace of silt. Seasonal groundwater was 22-24 inches below the surface. He stated the soil will allow water to flow freely and be adequate for the stormwater wetland.

James Sipperly, Certified Soil Scientist and CT Wetland Scientist, reviewed his wetland delineation conducted in 2020 and the results of additional wetland investigation conducted in 2023 described in his report dated 12/10/2023. An additional wetland area was found and was determined to be formed by an artesian, stone-lined well. Wetland flags 1A-11A were added to the site plan. The wetland is classified as an aquent soil with a topsoil layer, and is an artificial wetland, formed in the saturated area around the well. He stated that if the well is filled and capped, the saturation will be eliminated. He reviewed the 1,700 sq.ft. created wetland area proposed north of the building to mitigate the 670 sf. of wetlands being disturbed. The created wetland will be planted with wetland shrubs 4 ft. on center and with perennial native plants and wet seed mix interspersed. He noted the wetland will be a good amendment to the existing adjacent wetland.

J. Sipperly noted proper site management during and post construction is key to controlling wetland impacts and recommended the site be inspected after any rainfall of 1" or more. He recommended adding a fence and educational signage to keep activity away from the wetland mitigation area. He also addressed the potential use of de-icing salts and recommended calcium chloride be used for pre-treatment based on available research and his experience.

K. Kriet recommended the site operation and management plan language be revised to state use of sodium chloride shall be prohibited.

Staff recommended the creation and planting of the mitigation wetland be monitored by a wetland scientist. J. Sipperly suggested a 3-year post-installation monitoring period. Staff also requested a low berm be added around the remaining portion of the west wetland area to protect the wetland.

The Commission discussed establishing a non-encroachment area adjacent to delineated wetland areas to define the limit of lawn and mowing activity. A 50 ft. off-set from the delineated wetland edge was recommended to be identified as a non-encroachment line to maintain the existing vegetative filter and its function.

Staff informed the Commission the January 25th meeting is the last scheduled date for the Commission to take action on this application. The Commission directed staff to prepare findings and conditions as discussed for the next scheduled meeting.

C-23-12: 1122-1124 Hartford Turnpike, Construction of tree/lumber facility – East Lyme Tree Services – Applicant/Owner

Staff stated comments were forwarded to the applicant on December 19, 2023. The engineer has requested additional time to address comments and will present at the next meeting. Staff reported that work has been conducted in the upland review area on the property since the application submittal without required permits. A letter of non-compliance was forwarded to the applicant and agent.

5. OTHER BUSINESS

Staff reviewed a request to remove six trees from the owners of 22 Susan Terrace to allow more exposure for the installation of a Smart Flower Solar project. The trees are within the 100 ft. upland review area of a wetlands and stream. Staff stated the wetland will not be impacted by the tree removal. The Commission determined the activity is permitted in accordance with Section 4.1d of the Waterford Inland Wetland Regulations.

6. CORRESPONDENCE

1122, 1124 Hartford Turnpike - Letter sent 12-14-2023 Re: Unauthorized Commercial Wood Chip Disposal and Timber Storage Area within 100 ft. Upland Review Area of Inland Wetlands

7. PAYMENT OF BILLS - The Day \$107.00

Motion: Made by W. Thomas and seconded by K. Kriet to pay \$107.00 to The Day.

Vote: 5-0-0

8. ADJOURNMENT

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

Meeting was adjourned at 7:48PM

Respectfully Submitted,



Kim Powell
Recording Secretary