

MEETING MINUTES
Conservation Commission
December 7, 2023, 6:30 PM
Auditorium, Waterford Town Hall

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Members Present: Matthew Keatley (arrived 6:49 PM), Keith Kriet, David Lersch, Tali Maidelis, Chairman Richard Muckle, and Wade Thomas
Members Absent: Geneva Renegar
Alternates Present: Ivy Plis, Matthew Shea, (1 vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Kim Powell, Recording Secretary

Tali Maidelis
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

The meeting was called to order by Chairman Muckle at 6:32 PM. I. Plis was seated for G. Renegar and M. Shea was seated for M. Keatley. Newly appointed members Keith Kriet (member) and Matthew Shea (alternate) were introduced.

2. APPROVAL OF THE November 9, 2023 MEETING MINUTES

Motion: Made by T. Maidelis and seconded by W. Thomas to approve the November 9, 2023 meeting minutes.

Vote: 4-0-3 K. Kriet, I. Plis and M. Shea abstained.

3. NEW APPLICATIONS

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

Ellen Bartlett, PE, CLA Engineers, Inc. presented the application. The property is 5.2 acres and contains a residence, a barn and a chicken coop. The existing residence will be renovated and used as a rental property. The chicken coop will be relocated on the property. The garage will be used to store equipment. E. Bartlett explained the site was the subject of a notice of violation before the Commission and wetland buffer plantings were installed in accordance with an approved restoration plan. The current proposal is to install millings to the rear of the house for parking and storage of vehicles and equipment associated with the tree services operation. The rear of the property will be used for wood chipping, chip storage and processing of lumber. During development, temporary sedimentation controls will be in place. When complete, the stormwater basin will meet storm-water quality requirements.

Commissioners questioned the amount of wood chip storage and how grades will be maintained in the storage area to allow run-off to the stormwater basin. E. Bartlett replied the depth of wood chips and stockpiled amount will vary. Some wood chips will be sold and some stored on-site. The wood chips will not interfere with run-off flow. Firewood will not be sold on the property.

Staff informed the commission that there is an outstanding violation on the property and that the existing clearing and graded area was completed without required permits. The owner has not submitted yearly inspection reports for the restoration planting success as required by the corrective actions. Staff raised concern with the extent of impervious surface area, how stormwater will reach the treatment basin and protection of the wetland and Oil Mill Brook. Comments will be prepared prior to the next meeting.

[M. Keatley arrived at 6:49 PM, M. Shea was no longer seated.]

4. APPLICATION REVIEW

C-23-8: 33 Kenyon Road, New Construction; Congregation Beth El Temple, Inc. - Applicant, Wayne S. Garrick, AIA – Agent

Staff reported the Architect and Engineer were not able to attend due to illness.

C-23-09: 295 & 313 Willetts Ave.; 16 & 18 Boston Post Road - Proposed hotel and associated parking and storm water management systems; Woodsprings Suites – Applicant, CLA Engineers, Inc. – Agent

E. Bartlett, PE, CLA Engineers, Inc. reviewed revisions to the plan sheets and written responses to comments from the previous meeting submitted on 12/4/2023.

Staff reviewed her report dated 12/4/2023 identifying proposed findings and recommended conditions of approval.

Motion: Made by W. Thomas and seconded by D. Lersch to approve with conditions Application C-23-09 based on the findings and conditions of the staff report dated 12/4/23.

Vote: 6-0-1 K. Kriet abstained.

5. VIOLATIONS

577 Vauxhall Street Extension: Notice of Violation & Corrective Actions - Issued 6-14-23 Unauthorized Activity within Inland Wetlands & Watercourses, Restoration required by 12/7/2023.

Staff reviewed a photograph of the site taken 12/7/2023 showing the restored wetland area. The owner has complied with the required corrective measures. Chairman Muckle polled the commission if they agree the owner has satisfied the corrective actions and is no longer in violation.

Vote: 6-0-1 K. Kriet abstained, that the corrective actions have been completed and the violation is closed.

6. OTHER BUSINESS - There was no other business

7. PAYMENT OF BILLS – The Day - \$137.40

Motion: Made by W. Thomas and seconded by M. Keatley to pay \$137.40 to The Day.

Vote: 6-0-1 K. Kriet abstained.

8. ADJOURNMENT

Motion: Made by W. Thomas and seconded by T. Maidelis to adjourn.

Meeting was adjourned at 7:15 PM

Respectfully Submitted,



Kim Powell
Recording Secretary