

MEETING MINUTES
Waterford Conservation Commission
April 23, 2026, 6:30 p.m.
Auditorium, Waterford Town Hall

Members Present: Keith Kriet, Ivy Plis, Richard Muckle & Wade Thomas
Members Absent: David Lersch, Tali Maidelis &, Geneva Renegar
Alternates Present: David DeNoia
Alternates Absent: Matthew Shea
Staff Present: Maureen Fitzgerald, Environmental Planner
Cassandre Grote, Recording Secretary

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WATERFORD, CT
2026 APR 30 P 1:38
ATTEST: *[Signature]*
TOWN CLERK

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:31 p.m.
D. DeNoia was seated for G. Renegar.

2. APPROVAL OF MEETING MINUTES

Motion: Made by W. Thomas, seconded by D. DeNoia to approve the March 26, 2026 meeting minutes.

Vote: 5 – 0

3. NEW APPLICATION –

- a.) **C-26-03: 156 Butlertown Road: Residential Construction:** Replace existing house, garage, and on-site septic and well; Owner/Applicant – Owen & Gayle O'Neill.

Gayle O'Neill, owner, and David L. Cooley, P.E., DLC Engineering Services, LLC presented the application. G. O'Neill explained that the parcel had belonged to her grandmother, and the house has been vacant for twenty-seven (27) years. D. Cooley noted that the parcel is approximately sixty-two percent (62%) wetlands, which is a limiting factor for the size and placement of a new house on the lot. D. Cooley described the plan to build the house in the same location as the current house, install a code compliant septic system, move the garage closer to the house and reconfigure the driveway to improve access to Butlertown Road. An existing stone wall borders the present clearing limits, and partially extends into the wetland area.

The Commission received the application.

- b.) **C-26-04: 9 Locust Court:** Section 4.1 Request to Remove Invasive Species: Owner – Amy Scott Wadsworth, Applicant – Mark S. Bradley Jr.

Mark Bradley of Bradley Landworks presented the application to remove invasive knotweed from the north border of a watercourse on the property. M. Bradley summarized the plan to utilize a mini-excavator to remove as much of the roots as possible, and transport all cut vegetation off site. M. Bradley noted he will stabilize soils with hay mulch or matting and the area will be seeded and planted with approximately twelve (12) native shrubs. The commission requested not using polypropylene netting.

Motion: Made by W. Thomas, seconded by D. DeNoia to find the proposal to remove invasive vegetation as a permitted use in accordance with Section 4.1.d of the Waterford Inland Wetlands and Watercourses regulations.

Vote: 5 – 0

4. APPLICATION REVIEW – No applications to review.

5. VIOLATIONS – No violations discussed.

6. OTHER BUSINESS – Request for Approval to Maintain Portion of Perkins Farm Road Conservation Easement Area.

Brooke and Gina Guetti, owners of 12 Perkins Farm Road, addressed the Commission. B. Guetti summarized the request to maintain the conservation easement west of their property. Mr. and Mrs. Guetti explained that a landscaping company currently maintains portions of the easement and they would like to request and pay for the same landscaping company to maintain the area adjacent to their property as well.

The Commission clarified that the areas approved to be maintained are along the roadway right-of-way and by Great Neck Road for sight line. Chairman Muckle reminded Mr. and Mrs. Guetti that the Consent Order they signed in 2024 allowed maintenance of 5 feet beyond their property line. The creation of the conservation easement was a condition of approval for the original subdivision, and the restrictions of the easement are to maintain it in a natural state. The restrictions preclude what is being requested. K. Kriet referenced the definition of a conservation restriction defined in the State Statutes. He noted that the Commission has indicated they would consider a proposal for a natural management plan, but not suburban lawn.

Motion: Made by K. Kriet, seconded by D. DeNoia to deny without prejudice the proposed maintenance plan described in the March 15, 2026 request, as it is not consistent with the intent of the conservation easement.

Vote: 4 – 0 – 1 [R. Muckle abstaining]

B. Guetti questioned what would be an acceptable natural management plan and can they keep the vines from growing into their yard. The Commission suggested researching maintained natural areas and to submit a plan for consideration. Vegetation cutting is allowed within 5 feet of the property line to control invasives. K. Kriet noted he observed a soccer net and dog training flags in the easement area and requested they be removed from the easement area.

7. CORRESPONDENCE – Letter received April 10, 2026 re: 12 Perkins Farm Road
Concerns were addressed during discussion of agenda item 6.

8. ADJOURNMENT

Motion: Made by W. Thomas, seconded by I. Plis to adjourn the meeting at 7:14 p.m.

Vote: 5 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary