

TOWN OF WATERFORD  
GENERAL FUND  
2026-2027 PROPOSED BUDGET

DEPT/AGENCY: 10114 CONSERVATION COMMISSION

| LINE<br>ITEM         | DESCRIPTION           | 2024-2025<br>ACTUAL<br>EXPENDED | FY2025<br>TRANSFERS<br>IN/OUT | 2025-2026<br>RTM<br>APPROP. | 2025-2026<br>ADDITIONAL/<br>TRANSFERS | ACTUAL<br>EXPEND &<br>ENCUMB AS<br>OF 1/1/26 | 2026-2027<br>DEPT/<br>AGENCY<br>REQUEST | 2026-2027<br>APPROVED<br>BD/COMM.<br>(11/13/25) | 2026-2027 BD OF<br>SELECTMEN<br>APPROVED | 2026-2027 BD OF<br>FINANCE<br>APPROVED | BOF Approved<br>\$ Increase | BOF Approved<br>% Increase |
|----------------------|-----------------------|---------------------------------|-------------------------------|-----------------------------|---------------------------------------|----------------------------------------------|-----------------------------------------|-------------------------------------------------|------------------------------------------|----------------------------------------|-----------------------------|----------------------------|
|                      |                       |                                 |                               |                             |                                       |                                              |                                         |                                                 |                                          |                                        |                             |                            |
| SERVICES             |                       |                                 |                               |                             |                                       |                                              |                                         |                                                 |                                          |                                        |                             |                            |
| 52010                | ADVERTISING           | 821                             |                               | 1,500                       |                                       | 1,200                                        | 1,500                                   | 1,500                                           | 1,500                                    | 1,500                                  | 0                           | 0.00%                      |
| 52020                | POSTAGE               | 103                             |                               | 125                         |                                       | 64                                           | 125                                     | 125                                             | 125                                      | 125                                    | 0                           | 0.00%                      |
| 52030                | PROFESSIONAL SERVICES | 0                               | -25                           | 3,500                       |                                       | 0                                            | 3,500                                   | 3,500                                           | 3,500                                    | 3,500                                  | 0                           | 0.00%                      |
| 52031                | PLANNING SERVICES     | 3,483                           |                               | 12,000                      |                                       | 8,518                                        | 12,000                                  | 12,000                                          | 12,000                                   | 12,000                                 | 0                           | 0.00%                      |
| 52050                | DUES, CONF. & EDUC.   | 625                             | 25                            | 600                         |                                       | 500                                          | 600                                     | 600                                             | 600                                      | 600                                    | 0                           | 0.00%                      |
| 52060                | PRINTING              | 0                               |                               | 25                          |                                       | 0                                            | 25                                      | 25                                              | 25                                       | 25                                     | 0                           | 0.00%                      |
|                      | SUBTOTAL              | 5,032                           | 0                             | 17,750                      | 0                                     | 10,282                                       | 17,750                                  | 17,750                                          | 17,750                                   | 17,750                                 | 0                           | 0.00%                      |
|                      |                       |                                 |                               |                             |                                       |                                              |                                         |                                                 |                                          |                                        |                             |                            |
| MATERIALS & SUPPLIES |                       |                                 |                               |                             |                                       |                                              |                                         |                                                 |                                          |                                        |                             |                            |
| 53020                | OTHER SUPPLIES        | 0                               |                               | 500                         |                                       | 35                                           | 500                                     | 500                                             | 500                                      | 500                                    | 0                           | 0.00%                      |
|                      | SUBTOTAL              | 0                               | 0                             | 500                         | 0                                     | 35                                           | 500                                     | 500                                             | 500                                      | 500                                    | 0                           | 0.00%                      |
|                      |                       |                                 |                               |                             |                                       |                                              |                                         |                                                 |                                          |                                        |                             |                            |
| DEPARTMENT TOTAL     |                       | 5,032                           | 0                             | 18,250                      | 0                                     | 10,317                                       | 18,250                                  | 18,250                                          | 18,250                                   | 18,250                                 | 0                           | 0.00%                      |

**TOWN OF WATERFORD  
FY2027 BUDGET REQUEST  
DEPARTMENT: CONSERVATION COMMISSION**



## **BUDGET FUNCTION**

The Waterford Conservation Commission serves as the Inland Wetlands Agency; reviewing applications, issuing permits and enforcing activities affecting inland wetlands and watercourses in accordance with the Waterford Inland Wetlands and Watercourses regulations and CT General Statute's 22a-36 through 22a-45. The Conservation Commission also carries out the statutory responsibilities of a municipal Conservation Commission, maintaining a survey of natural resources, reviewing land use proposals and making recommendations to other Boards and Agencies on natural resource identification and protection, and Open Space preservation.

The Conservation Commission held 17 regularly scheduled meetings in FY 2024/25 and rendered decisions on 14 applications to conduct activities in and adjacent to inland wetlands and watercourses. Inland Wetland permits issued authorized the temporary disturbance of 0.02 acres of wetland. Wetland mitigation efforts completed included on-site wetland restoration of 0.012 acres of wetland.

### **MEMBERS**

Richard Muckle, Chair  
Tali Maidelis, Secretary  
David Lersch  
Geneva Renegar  
Wade Thomas  
Keith Kriet  
Ivy Plis

### **ALTERNATES**

Matthew Shea  
David DeNoia  
Avery Holzworth

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## **FEES**

FEES – Application Fees Generated from Inland Wetland Permit Applications

| <u>Fiscal Year</u>      | <u>Total Fees Collected</u> |
|-------------------------|-----------------------------|
| FY 2020/2021            | \$ 800                      |
| FY 2021/2022            | \$ 700                      |
| FY 2022/2023            | \$ 1,600                    |
| FY 2023/2024            | \$ 1,050                    |
| FY 2024/2025            | \$ 362                      |
| FY 2025/2026 – 4 months | \$ 360                      |

The Waterford Conservation Commission requires an additional fee when public hearings are required. The fee off-sets the cost for publishing the two legal notices of public hearing required by State statute.

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## **BUDGET SUMMARY**

### **CONSERVATION COMMISSION: Proposed Fiscal Year 2027**

#### **SERVICES:**

|                                                            |        |
|------------------------------------------------------------|--------|
| 10114-52010-101-010-14-00-52 ADVERTISING                   | 1,500  |
| 10114-52020-101-010-14-00-52 POSTAGE                       | 125    |
| 10114-52030-101-010-14-00-52 PROFESSIONAL FEES             | 3,500  |
| 10114-52031-101-010-14-00-52 PLANNING SERVICES             | 12,000 |
| 10114-52050-101-010-14-00-52 DUES, CONFERENCES & EDUCATION | 600    |
| 10114-52060-101-010-14-00-52 PRINTING                      | 25     |

|              |               |
|--------------|---------------|
| <b>TOTAL</b> | <b>17,750</b> |
|--------------|---------------|

#### **MATERIALS & SUPPLIES:**

|                                             |     |
|---------------------------------------------|-----|
| 10114-53020-101-010-14-00-53 OTHER SUPPLIES | 500 |
|---------------------------------------------|-----|

|              |            |
|--------------|------------|
| <b>TOTAL</b> | <b>500</b> |
|--------------|------------|

|              |               |
|--------------|---------------|
| <b>TOTAL</b> | <b>18,250</b> |
|--------------|---------------|

### **Advertising Line 10114-52010**

#### **\$ 1,500 Requested**

The advertising account covers the cost of all legal notice requirements required by State statute. This includes publication of notices of public hearings, enforcement orders and notices of decision on all Commission inland wetland agency actions. Advertisements for public hearings and decisions of the Commission are required to be published in a newspaper having general circulation in Waterford. To off-set publication costs, the Commission requires an additional fee of \$400.00 when a public hearing is required for the legal notices. The requested budget amount is consistent with that approved for the FY 2025/26 budget.

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**Postage Line 10114-52020**

**\$ 125 Requested**

Postage expenditures include certified letter mailings required for notice of Commission decisions on applications and for enforcement proceedings, correspondence to Town residents, and referrals to municipal, State and Federal agencies. The requested budget amount is consistent with that approved for the FY 2025/26 budget.

**Professional Services Line 10114-52030**

**\$ 3,500 Requested**

The professional services account is used to obtain professional technical reviews, retain expert witnesses, chemical laboratory analyses and other professional technical assistance unavailable at the municipal or State level that are required to conduct the duties of the inland wetlands agency and the Conservation Commission. These services may include assisting the Commission with technical expert reviews of application documents, investigating complaints of wetland, soil or water quality impacts, documenting violations of the inland wetlands and watercourses regulations, providing expert testimony in court proceedings, or assisting the Commission in preparing natural resource surveys.

To carry out the responsibilities of the Inland Wetland and Watercourses Act, it is critical that the Commission have the ability to retain expert witnesses for determination of impacts to wetlands and watercourses in order to reach and maintain defensible decisions. Court case law has established that the finding of adverse impacts and justification for conditions of approval requires technical expertise and expert evidence in the application record. The Commission uses the expertise of staff members, and regional and state technical offices when available, however specific technical expertise may be required during the application process within a limited time frame. Having sufficient funding available to procure services when expert review is needed is essential in consideration of the strict time frames established by State Statute for rendering decisions on inland wetland applications.

The fee schedule for Inland Wetland permit applications allows the Commission to charge the applicant for third party expert reviews and technical evaluations deemed necessary to assist in the review of complex permit applications. However, the Commission continues to require funds for obtaining professional expertise on items other than those duties associated with complex permit applications.

Expenditures under this item are difficult to predict and are related to the number and complexity of permit applications, public hearings, enforcement proceedings and technical needs of the Commission. The requested amount will fund an estimated 25 -35 hours of professional service at a rate of \$100 - \$150/hr.

The requested budget amount is consistent with that approved for the FY 2025/26 budget.

**TOWN OF WATERFORD**  
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**Planning Services Line 10114-52031**

**\$ 12,000 Requested**

The Conservation Commission conducts a water quality monitoring program of freshwater streams and ponds in Waterford. Samples are collected at 30 locations in the early summer and late fall of a calendar year to track water quality over the growing season and monitor changes in quality over time. Sampling is conducted on Jordan Brook, Nevins Brook, Fenger Brook, Hunts Brook, Stony Brook, Oil Mill Brook and its tributaries, Millstone (Beebe) Brook, Green Swamp Brook and a tributary stream to Goshen Cove. Water quality parameters monitored include total coliform, e. coli and enterococci bacteria, temperature, pH, nitrogen compounds and phosphorus.

The surface water quality monitoring program has been conducted for the past 25 years by the Conservation Commission and has generated comprehensive data on the quality of the town's water resources. This data is used to evaluate potential impacts of land development on stream health and to track changes in water chemistry over time. It also provides a scientific basis for the Conservation Commission to establish required levels of stormwater treatment for development proposals, and water quality mitigation goals for enforcement proceedings.

Jordan Brook, Oil Mill Brook and Stony Brook support native trout and high quality waters. Habitat requirements for these fisheries include cool, oxygenated waters with suitable substrate conditions to provide food and aquatic habitat. Alteration of adjacent lands, loss of vegetative cover, soil erosion, flow alterations, septic system discharges and stormwater run-off can adversely impact the biological conditions of these watercourses. The monitored temperature, nitrogen and phosphorus levels in these streams continue to indicate high quality surface waters.

The 2022 State of Connecticut Integrated Water Quality Report, submitted by CT DEEP to the EPA, identifies Alewife Cove, Jordan Cove, and areas of Niantic Bay and the Niantic River as impaired estuaries that do not fully support designated uses of habitat for fish and other aquatic wildlife. Fenger Brook is listed as not supporting designated uses for aquatic life and recreation. The section of Hunts Brook downstream of the Miller Pond dam is listed as not supporting fish and aquatic life habitat. The lower reach of Stony Brook south of Route 1 is listed as impaired for recreational use due to bacteria. The Commission continues to monitor water quality in the streams contributing to these impaired waters

This long-term water quality monitoring is a critical part of the natural resource inventory work the Commission conducts and allows tracking of trends in water quality from land use changes and provides an indication of where water quality may be affected. Town staff conducts the sampling to minimize costs. Expenses from this line item are linked to the number of water samples collected. Due to extreme dry conditions in October & November 2024, stream sampling was not conducted.

The requested budget amount is consistent with that approved in the previous fiscal year.

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**Dues, Conferences and Education Line 10114-52050**

**\$ 600 Requested**

Expenditures from this line item include membership dues, commission and staff training, attendance at seminars and workshops. The Connecticut Inland Wetlands and Watercourses Act [CGS 22a-36 - 22a-45a] recommends members of inland wetland agency complete a comprehensive training program developed by the CT DEEP. Commissioners also attend environmental education conferences and legal seminars regarding inland wetlands to keep informed of changes to State Statute or case law affecting application review practices, public hearing records and decision-making for Inland Wetlands and Watercourse Regulations application. The Commission satisfies the minimum required training recommended by CT DEEP for inland wetlands agencies.

The Commission is requesting the same amount for this item as approved in the previous fiscal year to maintain the level of training of its members and staff.

**Printing Line 10114-52060**

**\$ 25 Requested**

Expenditures under this line item include printing of oversized documents, maps and colored copies, which cannot be printed or are unavailable at Town facilities. The amount requested under this line item is the same as approved in the previous fiscal year.

**Other Supplies Line 10114-53020**

**\$ 500 Requested**

Funds in this account are used to purchase and maintain environmental testing/monitoring equipment, safety equipment, survey flagging, and Conservation Easement and Non-Encroachment Boundary Line markers for field markings. This equipment allows the Conservation Commission with its professional staff to perform wetland identification, water testing, natural resource inventory and conservation easement boundary marking that would otherwise require contracting for outside professional services.

The amount requested under this line item is the same as approved in the previous fiscal year.

# TOWN OF WATERFORD

## FY2027 BUDGET REQUEST

### DEPARTMENT: CONSERVATION COMMISSION



|                                                                  | Conservation Commission Development Commission |              |               |              |               |              |               |              |               |               |
|------------------------------------------------------------------|------------------------------------------------|--------------|---------------|--------------|---------------|--------------|---------------|--------------|---------------|---------------|
|                                                                  | 5 Year History of Expenditures                 |              |               |              |               |              |               |              |               |               |
|                                                                  | FY2025                                         |              | FY2024        |              | FY2023        |              | FY2022        |              | FY2021        |               |
|                                                                  | ORIGINAL                                       | FY2025       | ORIGINAL      | FY2024       | ORIGINAL      | FY2023       | ORIGINAL      | FY2022       | ORIGINAL      | FY2021        |
|                                                                  | BUDGET                                         | ACTUAL       | BUDGET        | ACTUAL       | BUDGET        | ACTUAL       | BUDGET        | ACTUAL       | BUDGET        | ACTUAL        |
| <b>CONSERVATION COMMISSION</b>                                   | -----                                          | -----        | -----         | -----        | -----         | -----        | -----         | -----        | -----         | -----         |
| SERVICES:                                                        |                                                |              |               |              |               |              |               |              |               |               |
| 10114-52010-101-010-13-00-52<br>ADVERTISING                      | 1,500                                          | 820          | 1,500         | 1,069        | 1,500         | 1,599        | 1,500         | 1,105        | 1,500         | 989           |
| 10114-52020-101-010-13-00-52<br>POSTAGE                          | 125                                            | 102          | 125           | 112          | 125           | 112          | 125           | 84           | 125           | 106           |
| 10114-52030-101-010-13-00-52<br>PROFESSIONAL FEES                | 3,500                                          | -            | 3,500         | -            | 3,500         | -            | 3,500         | -            | 3,500         | 3,500         |
| 10114-52031-101-010-13-00-52<br>PLANNING SERVICES                | 12,000                                         | 3,482        | 12,000        | 7,804        | 12,000        | 6,278        | 12,000        | 6,357        | 12,000        | 12,000        |
| 10114-52050-101-010-13-00-52<br>DUES, CONFERENCES &<br>EDUCATION | 600                                            | 625          | 600           | 295          | 600           | 315          | 600           | 275          | 600           | 295           |
| 10114-52060-101-010-13-00-52<br>PRINTING                         | 25                                             | -            | 25            | -            | 25            | -            | 25            | -            | 25            | -             |
| <b>Cal SERVICES</b>                                              | <b>17,750</b>                                  | <b>5,029</b> | <b>17,750</b> | <b>9,280</b> | <b>17,750</b> | <b>8,304</b> | <b>17,750</b> | <b>7,821</b> | <b>17,750</b> | <b>16,890</b> |
| MATERIALS & SUPPLIES:                                            |                                                |              |               |              |               |              |               |              |               |               |
| 10110-53020-101-010-10-00-53<br>OTHER SUPPLIES                   | 500                                            | 0            | 500           | 0            | 500           | 253          | 500           | 0            | 500           | 366           |
| <b>Total MATERIALS &amp; SUPPLIES</b>                            | <b>500</b>                                     | <b>0</b>     | <b>500</b>    | <b>0</b>     | <b>500</b>    | <b>253</b>   | <b>500</b>    | <b>0</b>     | <b>500</b>    | <b>366</b>    |
| <b>TOTAL</b>                                                     | <b>18,250</b>                                  | <b>5,029</b> | <b>18,250</b> | <b>9,280</b> | <b>18,250</b> | <b>8,557</b> | <b>18,250</b> | <b>7,821</b> | <b>18,250</b> | <b>17,256</b> |

Approved by the Waterford Conservation Commission – November 13, 2025

**MEETING MINUTES**  
Waterford Conservation Commission  
November 13, 2025, 6:30 p.m.  
Auditorium, Waterford Town Hall

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

RECEIVED FOR RECORD  
WATERFORD, CT  
2025 NOV 19 P 2:33  
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 D. Lersch.

**2. APPROVAL OF MEETING MINUTES**

**Motion:** Made by T. Maidelis, seconded by W. Thomas to approve the October 23, 2025 meeting minutes.

**Vote:** 5 - 0 - 2 [I. Plis & G. Renegar abstaining]

**3. NEW APPLICATIONS -**

**C-25-15: 33 Kenyon Road:** New Construction; Owner/Applicant - Congregation Beth-El, Inc. of New London

Mike Ott, P.E, L.S., of Summer Hill Civil Engineers & Land Surveyors, P.C. presented the application on behalf of the applicant. Kathleen McFadden and Ed Goldberg of Congregation Beth El were also present. M. Ott reviewed the previously approved application and plan from 2023, and highlighted the changes between the two plans. The new proposed 3,700 sq. ft. building is located towards the front of the parcel, rather than the rear, which reduces the length of the driveway. M. Ott explained the parking plan includes 36 paved parking spaces in the front and rear of the building, and an additional overflow parking area consisting of 14 spaces of open graded crushed stone. The Commission questioned if this would be enough parking spaces. E. Goldberg explained that based on attendance history and the congregation members who do not drive, 50 spaces would be more than sufficient. M. Ott added that this is an increase in parking spaces from the previously approved plan.

M. Ott explained that surface water runoff from all impervious areas is directed to the stormwater infiltration basin. The basin was moved further upslope from the wetland, and the basin bottom elevation raised. M. Ott noted that they will no longer be filling a portion of the wetland area for construction of the basin. The driveway wetland crossing will be the same as previously approved. The roof will be residential shingles.

The Commission raised a concern regarding the dumpster location. M. Ott stated that there was no other feasible place for the dumpster. It will be on a concrete pad, graded to slope towards the parking lot and will be in an enclosure.

The Commission suggested the demarcation of overflow parking area using bollards or landscape plantings.

The Commission received the application.

**4. APPLICATION REVIEW**

**C-25-14: 5 Bloomingdale Road:** Single family residence; Owner/Applicant – Sunmar/RAF Builders, LLC – Review Draft Permit

The Commission reviewed the draft permit.

**Motion:** Made by W. Thomas, seconded by K. Kriet, to approve the draft permit C-25-14 as written.

**Vote:** 7 – 0

**5. VIOLATIONS** – No violations discussed.

**6. OTHER BUSINESS –**

**a) Request for determination of no regulated wetland activity – 18 Pember Road**

Staff explained that because this parcel is a rear lot, the Planning & Zoning Commission will require a report from the Conservation Commission. Staff recommended a finding of no regulated inland wetland activity, due to the distance between the clearing limits and wetland.

**Motion:** Made by K. Kriet, seconded by W. Thomas, to determine that the proposed residential development at 18 Pember Road does not involve regulated wetland activity based upon the distance between the limits of site clearing and grading activity and the wetland resource.

**Vote:** 7 – 0

**b) Draft 2026/2027 Conservation Commission Budget**

The Commission reviewed the proposed budget.

**Motion:** Made by T. Maidelis, seconded by I. Plis to approve the proposed 2026/2027 Conservation Commission Budget as presented.

**Vote:** 7 – 0

**7. CORRESPONDENCE** – No correspondence received.

**8. ADJOURNMENT**

**Motion:** Made by W. Thomas, seconded by T. Maidelis to adjourn the meeting at 7:01p.m.

**Vote:** 7 – 0

Respectfully Submitted,



Cassandre Grote  
Recording Secretary