

MEETING MINUTES
Waterford Conservation Commission
May 14, 2026, 6:30 p.m.
Auditorium, Waterford Town Hall

Members Present: Keith Kriet, Tali Maidelis, Richard Muckle, Ivy Plis & Wade Thomas
Members Absent: David Lersch & 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 MAY 21 A 9:48
ATTEST: *D. DeNoia*
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 K. Kriet, seconded by W. Thomas to approve the April 23, 2026 meeting minutes.

Vote: 5 – 0 – 1 {T. Maidelis abstaining}

3. NEW APPLICATION – No new applications

4. APPLICATION REVIEW –

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

Owen O'Neill, owner, and David L. Cooley, P.E., DLC Engineering Services, LLC were present. Staff summarized the application review comments dated May 5, 2026 and a draft permit with conditions for the Commission's consideration.

Motion: made by W. Thomas, seconded by D. DeNoia to approve draft permit C-26-03 as written.

Vote: 5 – 0 – 1 {T. Maidelis abstaining}

5. VIOLATIONS –

22A Avery Lane: Violation of Inland Wetland Permit C-24-11

David Waddington, owner and contractor, addressed the Commission. D. Waddington explained that the construction started in winter and a lot of dead and downed trees were south of the house. His contractor was clearing up the downed wood and underbrush and work extended beyond the non-encroachment boundary but did not enter the wetland area. He explained he walked the site with Staff and is willing to do what is required to be in compliance. He will have a surveyor mark the non-encroachment limit and develop a restoration plan for the area beyond the non-encroachment boundary that was affected.

The Commission approved of the corrective actions listed in the notice of violation and requested the surveyed limits be marked on site and a proposed restoration plan submitted within 30 days.

6. OTHER BUSINESS –

Perkins Farm Road Conservation Easement

Staff shared an email received May 8, 2026 from Brooke Guetti of 12 Perkins Farm Road which stated that landscaping staff accidentally mowed a portion of the Conservation

Easement adjacent to their property. Staff provided photos dated May 12, 2026 of the extent of mowing that occurred within the easement to the west of the residence. The Commission discussed possible measures to ensure that the unauthorized mowing does not keep happening.

Motion: made by W. Thomas, seconded by K. Kriet to hire a surveyor to mark the boundary of the conservation easement and right-of-way adjacent to 12 Perkins Farm Road and install a minimum of 3 posts with signs along the eastern boundary and a minimum of 2 posts with signs along the southern boundary.

Vote: 6 – 0

7. **CORRESPONDENCE** – No correspondence received

8. **ADJOURNMENT**

Motion: Made by W. Thomas, seconded by T. Maidelis to adjourn the meeting at 6:55 p.m.

Vote: 6 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary