

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

Members Present: Keith Kriet, David Lersch, Tali Maidelis, Richard Muckle,
Wade Thomas
Members Absent: Ivy Plis, Geneva Renegar
Alternates Present: David DeNoia
Alternates Absent: Matthew Shea
Staff Present: Maureen FitzGerald, Environmental Planner

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WATERFORD, CT
2026 JUL 28 A 10:39
ATTEST: *Brenda H. Langer*
TOWN CLERK

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:30 p.m.
D. DeNoia was seated for I. Plis.

2. APPROVAL OF MEETING MINUTES

Motion: Made by K. Kriet, seconded by D. DeNoia to approve the July 9, 2026 meeting minutes.

Vote: 5-0-1 [T. Maidelis abstaining]

3. NEW APPLICATION

C-26-05: 36 Pepperbox Road- Proposed Timber Harvest – Request for Section 4.1(a) determination, Hull Forest Services, Applicant.

The Commission reviewed the timber harvest notification and mapping of the site. Staff noted the primary access roads are existing and existing culvert crossing was permitted in 1981.

Motion: Made by K. Kriet, seconded by T. Maidelis to approve the timber harvest as an as-of-right activity under Section 4.1a of the regulations.

Vote: 6 – 0

4. APPLICATION REVIEW – No applications for review

5. VIOLATIONS

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

The Commission reviewed a proposed planting and demarcation plan for the non-encroachment area boundary submitted by the owner dated July 23, 2026. The Commission accepted the plan and established a completion date for the work to be May 15, 2027.

Motion: Made by W. Thomas, seconded by T. Maidelis to approve the non-encroachment area restoration plan with a completion date of May 15, 2027.

Vote: 6 – 0

6. OTHER BUSINESS –

Pre-Application Review pursuant to CGS Section 7-159b of a potential application to construct a residence at 150 Great Neck Road.

Norman Thibeault Jr, PE, Killingly Engineering Associates and Ervis Rusi, owner were present to review the proposed construction. N. Thibeault explained the lot was created as part of a 1967 subdivision, prior to wetlands regulations. He reviewed a preliminary plan for a 1,200 square ft. house showing proposed setbacks from the wetland boundary and limits of clearing. A planted vegetative barrier is proposed to border the wetland boundary and a split rail fence is proposed 10 feet from the wetland to provide a physical barrier between the house and the wetland. The proposed plan does not involve filling of wetlands. The proposal will require front yard and side yard variances to be granted by the Zoning Board of Appeals.

Commission members commented on potential deer browse impact to the arborvitae plantings and adding signage or markers on the fence designating the limits of disturbance.

N. Thibeault discussed the proposed front yard and side yard variance requests to reduce encroachment on the wetland. He thanked the Commission for the opportunity to review the preliminary plan.

Draft 2025/2026 Conservation Commission Annual Report

Staff reviewed with the Commission the draft annual report and graphs of the water quality monitoring results for nitrogen in Stony Brook, Oil Mill Brook, Jordan Brook and Hunts Brook.

Motion: Made by T. Maidelis, seconded by K. Kriet to accept the draft 2025/2026 annual report.

Vote: 6 – 0

Staff requested the Commission's input on what type of application information to require for proposed control or removal of invasive plant species in or adjacent to wetlands on residential properties. The Commission recommended property owner's receive permit authorization from the Commission.

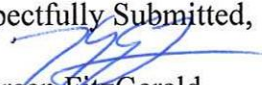
7. CORRESPONDENCE – none received

8. ADJOURNMENT

Motion: Made by T. Maidelis, seconded by D. DeNoia to adjourn the meeting at 7:24 p.m.

Vote: 6 – 0

Respectfully Submitted,


Maureen FitzGerald
Environmental Planner