

MEETING MINUTES

Conservation Commission
July 14, 2022 6:30 PM
Waterford Town Hall

Members Present: Matthew Keatley, Dave Lersch, Rich Muckle,
Geneva Renegar, Wade Thomas
Members Absent: Talivadis Maidelis
Alternates Present: Bud Bray
Alternates Absent: Ivy Plis, Julie Wainscott
Staff Present: Maureen FitzGerald, Environmental Planner
Leanne Santos, Recording Secretary

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WATERFORD CT
2022 JUL 20 PM 1:26
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:31 p.m. B. Bray was seated for Jessica Patterson who has resigned from the Commission.

2. APPROVAL OF THE June 9, 2022 MEETING MINUTES

Motion: Motion made by W. Thomas, second by G. Renegar to approve the June 9, 2022 meeting minutes. [The June 23, 2022 meeting was cancelled.]

Vote: 6-0-0

3. APPLICATION REVIEW - none

4. NEW APPLICATIONS

C-22-6, Gardiner Woods Road - Drainage Upgrade, Town of Waterford Dept. of Public Works, Owner/Applicant, Daniel Matheson, Agent.

Dan Matheson, Asst. Director of Public Works, was present to discuss the proposed improvements. Dan Matheson explained the culvert replacement was conducted but DPW would like to add additional drain pipes in the low portion of the roadway, raise the road and reclaim that area. Commissioner Thomas asked if the culvert pipe should extend to the stream channel to promote flow. D Matheson replied that would involve too much impact to the adjacent wetlands due to the distance and the saturated soils. The commission asked how much impact is proposed to wetlands, Dan Matheson responded approximately 920 feet but it may be less depending on the depth of the reclaimed road material. The intent is to get one foot of material over the pipes where possible. The Commission accepted the application. Staff will prepare review comments for the next scheduled meeting.

C-22-7, 48 Great Neck Road - Condominium Development, Adams Builders LLC, Owner & Applicant, Joe Wren PE, (Indigo Land Design), Agent

Staff noted this application was submitted within the statutory timeframe for receipt at this meeting but after the meeting agenda was posted. The commission accepted the application as complete.

Joe Wren, PE was present and gave an overview of the project. There are 40 condominium units planned, 4 of those units to be retained by Adams Builders, LLC, guaranteed for 40 years as affordable, and 9 units being mirrored together as two-family. The site is 11.3 acres, the majority of the site is wooded with two main wetland areas. Wetland reports have been

submitted with the application. The proposed wetland crossing is located where there is currently an existing farm road crossing. The proposed roadway crossing consists of 2 concrete 3-sided culverts set on footings. A 12 ft. span and a 20 ft. span culvert are proposed with a 6 ft. gap between. Culvert placement will preserve the existing hydrology in the area and maintain the existing farm road crossing and hydrologic conditions. The project will be served by municipal water and sewer from Great Neck Road installed within the roadway, with a low pressure injector pump system. Proposed wetland impact is 0.047 acres. Clearing limits for the stormwater basins extend partially into the 50 ft. vegetated buffer to the adjacent wetlands but will be replanted after construction. The project proposes to place 3 areas of the site including wetlands and adjacent 50 ft. vegetated buffer into conservation easements totaling 4.1 acres. Construction is proposed to start this fall. Commission members were granted permission to walk the site.

5. CONSERVATION OUTREACH

Commissioners will continue to submit photos and potential topics.

6. VIOLATIONS

1122, 1124 Hartford Turnpike: Unauthorized fill, grading & deposition of materials adjacent to inland wetlands. Notice of Violation issued May 26, 2022.

Staff distributed a draft restoration plan prepared by CLA Engineers, Inc submitted July 13, 2022. The Commission discussed restoring plantings to the areas on the northwest side of the site after the wood chip fill is removed. Commission also requested the 50 ft. wetland off-set be marked with large boulders or other visible means and markers designating the boundary as a non-encroachment area be put in place. Staff will forward Commission comments to the agent for inclusion in a revised restoration plan. A revised plan is to be submitted within 30 days.

43 Shawandassee Road: Mowing in Designated Wetland Non-Encroachment Area, Notice of Non-Compliance issued June 10, 2022. The Commission reviewed the notice. Staff noted there is no disturbance of the soil and the area is on level grade.

The Commission required corrective actions to include stop the cutting of vegetation and mowing in the wetland non-encroachment area and allow the undergrowth to return to its natural state, and install a second 4x4 post off the northeastern corner of the rear property line to mark the extent of authorized mowing and maintenance for the pedestrian pathway. The actions are to be completed within 30 days.

7. CORRESPONDENCE

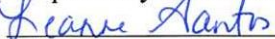
The Habitat Winter 2021 issue

8. ADJOURNMENT

Motion: Motion to adjourn made by W. Thomas, seconded by D. Lersch to adjourn at 8:15pm.

Vote: 6-0-0

Respectfully Submitted,



Leanne Santos

Recording Secretary