

MEETING MINUTES

Conservation Commission
January 9, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

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WATERFORD, CT

2025 JAN 14 P 3:29

Members Present: Keith Kriet, Tali Maidelis, Ivy Plis, Wade Thomas
Members Absent: David Lersch (notified), Chairman Richard Muckle (notified), Geneva Renegar (notified)
Alternates Present: Matthew Shea
Alternates Absent: (2 vacancies)
Staff Absent: Maureen FitzGerald, Environmental Planner
Kim Powell, Recording Secretary

ATTEST: *David L. Lersch*
TOWN CLERK

1. CALL TO ORDER

The meeting was called to order by acting chair Tali Maidelis at 6:31 p.m. M. Shea was seated for D. Lersch.

2. APPROVAL OF MEETING MINUTES

Motion: Made by K. Kriet seconded by T. Maidelis to approve the November 21, 2024 meeting minutes.

Vote: 3-0-2 [abstained I. Plis, M. Shea]

3. NEW APPLICATIONS

C-25-01: 140, 160R, 228, 238 Rope Ferry Road – Permitted Use Section 4.1.a – Timber Harvest; temporary wetland crossings. Benajah Farms, LLP – Owner; Eric H. Johnson - Applicant

Staff explained the request is consistent with a timber harvest 4.1a application approved by the Commission in 2006 as an “as of right” activity. Commissioners requested staff review the proposed wetland crossings for discussion at the next meeting.

C-25-02: 441 Boston Post Road - Construct New Fire Station, activity in Upland Review Area. Town of Waterford – Applicant; Oswegatchie Fire Company #4, Inc. - Owner

Brian Phillips, Professional Engineer from Langan Engineering reviewed details of the proposed plans. He highlighted the location of wetlands #1 and #2 and their respective 100 ft. upland review areas. The new station will be built adjacent to the old station prior to the old station being removed so there is no disruption in fire service. The proposed redevelopment reduces the amount of paved area and two small outbuildings will be removed.

A propane transformer and diesel generator with double wall construction and a 100% containment tank are proposed in the back of the building. A new sanitary line will connect out to Route 1. Lighting will be dark sky compliant. The planting plan proposes a meadow mix for the rain garden and an evergreen buffer of red cedar and white spruce on the northern side of the property.

B. Phillips reviewed the erosion and sediment control plans for the two-phased project, including perimeter silt fence and hay bale barrier, and construction fencing around the separate phases of construction and demolition. Construction trailers and stockpile areas are identified within the limits. A double barrier silt fence will remain throughout construction.

The proposed drainage design captures run-off from the parking area and building and directs it to a pretreatment swale, then into a rain garden before discharging towards the northern wetland. A small portion of the site discharges stormwater to Route 1. The rain garden is 3800 cf. in volume and is designed to retain 100% of the water quality volume (1.3" of run-off) from the site. Larger volumes will discharge to a level spreader outlet. B. Phillips noted the design exceeds the CT DEEP stormwater manual requirement of treating 50% of the water quality volume for re-development projects and decreases directly connected impervious area by 90%. He stated the receiving portion of Stony Brook south of Rte. 1 is listed as an impaired water body and the proposed stormwater treatment of the water quality volume in accordance with the DEEP manual addresses pollutant removal goals.

W. Thomas inquired about hazardous materials abatement during demolition and measures to control vehicle wash water. B. Phillips said an Environmental Specialist will be overseeing the demolition and any hazardous materials will be disposed of properly. A separation and containment tank is proposed inside the structure for hazardous wash water that will be collected and removed by a professional hauler. An oil/water separator will treat vehicle wash water prior to discharge to the sewer system

K. Kriet asked if the 90° turn in the drainage swale on the west side is protected from overtopping or blowout during larger storms. B. Phillips explained only the western parking area will discharge to the swale, and there is no concern of a blowout.

B. Phillips explained the new building will be built on the current parking area, construction vehicles will be parked in the back. He noted there will be adequate parking around the existing building while the new building is constructed. The proposed parking lot will be 50 ft. from the wetland. The current parking lot extends to within 20 ft. of the wetland.

T. Maidelis raised concerns with possible dumping or discharge into the wetlands north of the site and requested signage be incorporated.

Attorney Nicholas Kepple addressed the Commission noting the project building committee had a Phase 1 and Phase 2 environmental assessment conducted and both reports indicated no contamination concerns on the property. A licensed environmental professional will be on site during the demolition.

4. APPLICATION REVIEW

No additional review conducted.

5. OTHER BUSINESS

There was no other business.

6. CORRESPONDENCE

Eastern CT Conservation District 2023-2024 Annual Report
Connecticut Land Use Law for Municipal Land Use Agencies, Boards, and Commissions
Webinar Invitation – March 22, 2025
Letter from Clark Lane Residents, 119 Clark Lane dated January 6, 2025

The Commission accepted and reviewed the correspondence. Commissioners noted the inland wetland permit for the Clark Lane construction allows for site development, including blasting and material crushing on-site. Staff stated that regular inspections are being conducted for wetland permit compliance.

7. PAYMENT OF BILLS

Arbor Day Membership Renewal \$20.00

Motion: Made by W. Thomas seconded by K. Kriet to pay the membership renewal.

Vote: 5-0

8. ADJOURNMENT

Motion: Made by W. Thomas seconded by K. Kriet to adjourn.

Vote: 5-0 Meeting was adjourned at 7:15 p.m.

Respectfully Submitted,



Kim Powell, Recording Secretary