

MEETING MINUTES

Waterford Conservation Commission
Waterford Town Hall

January 23, 2020

Members Present: Tali Maidelis, Richard Muckle, Geneva Renegar and Michael Stankov (1 Vacancy)
Members Absent: Joshua Kelly and David Lersch (alternate)
Alternates Present: Wade Thomas and Julie Wainscott (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

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WATERFORD, CT
2020 JAN 30 PM 1:52
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:30 p.m. J. Wainscott was seated for J. Kelly and W. Thomas was seated for D. Lersch.

2. APPROVAL of the January 13, 2020 Meeting Minutes

Motion: Motion made by T. Maidelis, second by G. Renegar to approve the January 13, 2020 meeting minutes.

Vote: 5-0-1 (W. Thomas abstaining)

3. APPLICATION REVIEW

C-020-1 134 Fog Plain Road – Modification of Non-Encroachment Boundary: Adel Terzic – Owner & Applicant

Staff reviewed draft conditions of approval with the Commission. T. Maidelis recommended condition 2 include planting evergreens along the non-encroachment line and condition 4 include restricting deposition of yard waste, leaves and clippings in the non-encroachment area. He requested a special condition be included prohibiting fueling of equipment within 20 feet of the existing non-encroachment line. He also noted the property has old debris on it and cleaning up the debris will be beneficial.

Motion: Motion made by T. Maidelis, second by M. Stankov to approve the draft permit with conditions as amended.

Vote: 6-0

4. NEW APPLICATIONS

C-020-02 5 Dayton Road – Proposed Medical Office Building: RCP Waterford I, LLC and RCP Waterford II, LLC - Owner & Applicant

Amy Souchuns, Esq. and John Schmitz, B&L Company, were present for the application. J. Schmitz explained to the Commission that the property is the site of the current Toys R Us. They are proposing to tear down the existing structure and build a two story structure with a smaller footprint. The parking lot will be milled and repaved with plantings added. They are proposing an increase of green space of approximately 5,000 square feet by adding islands and rain gardens in front of the building. The roof water is proposed to be directed into an underground detention system. Three hydrodynamic separator units are proposed to be added to the existing storm drain system.

W. Thomas questioned if the water quality volume will be treated in accordance with the MS4 permit requirements for re-development sites. J. Schmitz noted the entire roof area is infiltrated and rain gardens and separator units are proposed to meet the treatment requirements. He noted they are planning to conduct test pits to finalize design inverts for the sub-surface system.

J. Schmitz stated there are no direct wetland impacts associated with the proposal and only temporary impacts for installation of a hydrodynamic separator.

Motion: Motion by W. Thomas, second by G. Renegar that the application does not involve significant impact activity and does not require a public hearing.

Vote: 6-0

5. VIOLATIONS

No violations were discussed.

6. OTHER BUSINESS

Nomination of Commission Officers –

Motion: Motion made by T. Maidelis, second by W. Thomas to nominate R. Muckle to remain as commission chairman for another year.

Vote: 6-0

R. Muckle asked three times if there were any other further nominations.

Motion: Motion made by M. Stankov, second by T. Maidelis to close nominations for Chairman.

Vote: 6-0

Motion: Motion made by G. Renegar, second by W. Thomas to nominate T. Maidelis to Commission Secretary.

Vote: 6-0

R. Muckle asked three times if there were any other further nominations as Secretary.

Motion: Motion made by W. Thomas, second by J. Wainscott to close nominations.

Vote: 6-0

DPW General Drainage System Maintenance [Permit #C 16-01] – Proposed Sediment & Debris Removal from Miner Lane Swale

Staff reviewed with the Commission the Department of Public Works request to clean the man-made drainage swale on Miner Lane of debris and sediment. The Commission found the activity consistent with activity approved in the General Drainage System Maintenance Permit C-16-01.

7. CONSERVATION COMMISSION TASKS

Staff reviewed the recommendations from the Plan of Conservation and Development regarding conservation and protection of natural resources and discussed potential open space parcel

attributes such as location, stream corridor and water quality protection that could be considered in evaluating conservation value of a property. Staff will continue to develop a draft spreadsheet for discussion.

8. CORRESPONDENCE

Staff announced that J. Kelly tendered his resignation effective January 30, 2020.

9. PAYMENT OF BILLS

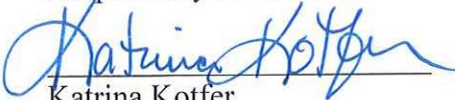
No bills were submitted.

10. ADJOURNMENT

Motion: Motion made by W. Thomas, second by J. Wainscott, to adjourn at 7:25 p.m.

Vote: 6-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary