

MEETING MINUTES

Conservation Commission
August 24, 2023, 6:30 PM
Auditorium, Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT
2023 AUG 30 A 10:27
TESTED
TOWN CLERK

Members Present: Tali Maidelis, Rich Muckle, Geneva Renegar, Wade Thomas
Members Absent: Matthew Keatley (notified), Dave Lersch (notified), (1 vacancy)
Alternates Present: Ivy Plis, (2 vacancies)
Staff Present: Maureen FitzGerald, Environmental Planner
Kim Powell (Recording Secretary)

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

The meeting was called to order by Chairman Muckle at 6:31 PM. I. Plis was seated for M. Keatley.

2. APPROVAL OF THE July 27, 2023 Meeting Minutes

Motion: Made by W. Thomas and seconded by T. Maidelis to approve the July 27, 2023 minutes.

Vote: 4-0-1 [G. Renegar Abstained]

3. NEW APPLICATIONS – No new applications received.

4. APPLICATION REVIEW

C-23-05 268 Niantic River Road – Slope stabilization and protection of pre-1995 residence: Geraldine & Stephen Kuenkler, Owner/Applicant; Seamus Moran, P.E. of H&H Engineering Associates, LLC, Agent; received 8-10-2023

S. Moran presented details of the stabilization project to protect the existing residence from an eroding slope. He reviewed existing site conditions, wetland boundaries and the owner's past actions to remove diseased trees and add new plantings to attempt to stabilize the slope. He explained the proposed construction will involve an excavator digging a 120' trench to install a gabion basket retaining wall, 3 baskets high at the highest elevation, up-gradient of the on-site inland wetland boundary. Silt fence and erosion control matting will be installed upslope of the wetland. The project should take 2-3 weeks to complete. The gabion wall will not have an underdrain on the up-gradient side and is not expected to impact the hydrology of the inland wetland. Wetland boundaries were delineated by New England Environmental Services. Wetland vegetation includes Japanese Knotweed, skunk cabbage, jack in the pulpit and jewelweed.

Staff provided current photos of the embankment vegetation and reviewed the proposed location of the retaining wall. Staff noted the wall and terracing is exempt from Coastal Area Management (CAM) permitting.

Staff distributed copies of an email forwarded to the Conservation Commission from the neighboring property owner who questions the accuracy of the southern property boundary survey. She read the email message. Staff noted she had communicated with the Town's attorney regarding

the email. The application is accompanied by a signed and stamped survey plan as required by the regulations. The Commission's review of the application should proceed. S. Moran noted the property owners had an A2-T2 survey prepared by a licensed surveyor.

S. Moran explained the gabions will be placed a few at a time, the entire slope will not be disturbed at one time. The baskets will be set and back-filled.

Motion: Made by W. Thomas and seconded by I. Plis to have staff prepare a draft permit approval for the activity.

Vote: 5-0-0

C-23-06 577 Vauxhall Street - Construct a Stone Patio: Raymond Lenart, Owner/Applicant; received 8-10-2023

Staff reviewed photographs of the proposed patio location and a revised site location map of the patio based on field located and measured stakes installed by the owner. The owner has requested to modify the size of the proposed patio to 14 ft. x 14 ft. The patio is proposed to be 6 ft. from the wetland boundary and 26 ft. from the edge of the water. The Commission requested the revised plan be signed by the applicant as an amendment to the application.

Staff reviewed email correspondence from the applicant noting the new patio site is for the relocation of the unauthorized patio materials placed in wetlands on and adjacent to the property which the Commission has required to be removed.

Motion: Made by W. Thomas and seconded by G. Renegar to have staff prepare a draft permit approval for a 14 ft. x 14 ft. stone patio for consideration by the commission.

Vote: 5-0-0

C-23-07 7 West Street – Construct a single-family home: Warren Rogers, Owner/Applicant, James Bernardo, LS, Agent; received 8-10-2023

J. Bernardo presented the application, noting the plan is similar to one approved by the Commission in 2007 for this property which expired prior to any construction being done. The new plan will require filling 150 sq. ft. of wetlands area for the construction of a bituminous driveway on the north side of the house to access West Street. Temporary disturbance of approximately 100 sq. ft. of wetlands is requested for the installation of a sanitary sewer service to the house. The application also involves cutting of invasive vegetation, installation of plantings and vegetation management within 1,000 sq. ft. of wetland swale located on the western property boundary, within the Town right-of-way.

Staff reviewed photographs of the wetland swale that is maintained in part by the Dept. of Public Works. She reviewed the location of a catch basin inlet within the swale and explained the permit allows the owner to plant and maintain the swale. The roof drains are directed to the swale. The Commission reviewed a draft permit authorization for the proposed activity.

Motion: Made by W. Thomas and seconded by T. Maidelis to approve the draft permit as written.

Vote: 5-0-0

5. VIOLATIONS

577 Vauxhall Street Extension: Unauthorized Activity within Inland Wetlands & Watercourses
Notice of Violation & Corrective Actions - Issued 6 14 2023, Restoration required by 11-1-2023.

No further discussion on this matter.

6. CORRESPONDENCE

- July 28, 2023, Section 4.1.a Determination Letter to: Hull Forest Products Inc. - accepted
- Niantic River Watershed Summit Invitation - September 12, 2023 9:00 AM to 12:00 PM.-Staff reviewed the invitation to the watershed summit meeting. RSVP is required and is on-line.

7. PAYMENT OF BILLS

The Day \$125.24

Motion: Made by W. Thomas and seconded by G. Renegar to pay the bill from The Day.

Vote: 5-0-0

8. ADJOURNMENT

Motion: Made by W. Thomas and seconded by T. Maidelis to adjourn at 7:27 PM.

Vote: 5-0-0

Submitted By:



Kim Powell, Recording Secretary