

MEETING MINUTES

Conservation Commission
April 28, 2022 6:30 PM
Waterford Town Hall

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

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TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:31 p.m. I. Plis was seated for M. Keatley and J. Wainscott was seated for J. Patterson. M. Keatley arrived at 6:35 and I. Plis was un seated.

2. APPROVAL OF THE April 14, 2022 MEETING MINUTES

Motion: Motion made by T. Maidelis, second by G. Renegar to approve the April 14, 2022 meeting minutes.

Vote: 7-0-0

3. APPLICATION REVIEW

#C-22-4 934 & 940 Hartford Tpke. – Self storage facility, Libby Hill, LLC, Owner & Applicant, William Sweeney, Agent

Bob Russo, soil scientist and Ellen Bartlett, P.E. of CLA Engineers were present for the applicant. B. Russo noted the wetland boundary was previously delineated by a different soil scientist, but he reviewed the marked boundary and agrees with it. He referenced the existing conditions plan. The northeast corner of the site close to Hartford Tpke. has a manmade depression that is holding water. He reviewed it at staff's request and conducted eight auger holes on site. B. Russo stated he does not feel the area meets the definition of wetland soil. He noted two other soil scientists had previously delineated the property and did not identify it as a wetland area.

B. Russo reviewed the site resources. Jordan Brook forms the rear boundary of the property. The site contains power lines on the east side, and the old Rte 85 roadway bed. Two water lines and a municipal sewer line pass through the site. A portion of the old roadway will need to be re-graded. The wetlands are largely wooded swamp associated with Jordan Brook. There are also two wetland pockets on site that he checked this spring and in his opinion are not viable vernal pools. He noted the proposal follows the recommendations of the Jordan Brook Watershed Management plan and includes measures to protect the species of turtle identified by the CT Natural Diversity Database.

E. Bartlett reviewed the proposed development plan for two climate controlled self storage buildings. All proposed development is located outside of the upland review area, except for grading. Building A will be a two-story building with a footprint of 6,000 square feet. Building B will be a two-story building with a footprint of 12,000 square feet. There will be RV parking available at the rear of Building B. No maintenance or use of the recreation vehicles will take place on site. She reviewed the temporary sediment basin and permanent stormwater basin design, noting the final basin treats 5 times the required water quality volume, providing secondary treatment of stormwater run-off. The basin will contain water in the spring to contour elevation 100. The basin design provides 24,000 cubic feet of storage above contour 100.

B. Russo explained the seasonal high water level within the basin will support a marsh environment where plants and soil will take up pollutants. There would be no overland discharge from the basin up to the 100-year storm event. A silt fence barrier is proposed to keep the turtles out of the construction area. The temporary sediment basin is located in the permanent stormwater basin but will not be excavated as deep as the permanent basin. He stated there are no direct impacts to wetlands.

Commissioners asked how the basin will be de-watered during conversion from a temporary sediment trap to the permanent basin. B. Russo explained measures to de-water if needed. R. Muckle questioned if the wet pocket in the northeast area of the site provides wetland values or could it support egg masses. B. Russo explained the soil indicators he found did not indicate poorly drained or very poorly drained soil drainage classes and the water level is already dropping at the beginning of the growing season. He does not believe it has the potential to function as a vernal pool habitat.

W. Thomas questioned the use of the Rational Method for the hydrograph and whether or not the roof will be metal. E. Bartlett responded the method was used due to the small size of the site drainage area and she will confirm the roof material that will be used. Staff requested a cross section of the stormwater basin be provided indicating the permanent pool and storage capacities.

Motion: Motion made by D. Lersch, second by T. Maidelis, to find the proposed activity is not a significant impact activity and does not require a public hearing.

Vote: 7-0-0

4. NEW APPLICATIONS - None

5. CONSERVATION OUTREACH

The commission continued discussion regarding educational outreach materials and whether they could be made interactive. Also discussed were ways to promote the outreach program including a possible website/facebook page or using the Conservation Commission page on the Town Website. Action items to work on for next meeting include a name for the program and a review of other municipal websites to see if there are any comparable outreach measures.

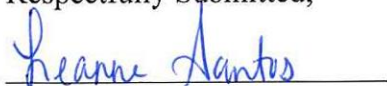
6. CORRESPONDENCE - No discussion.

7. ADJOURNMENT

Motion: Motion made by T. Maidelis, second by J. Wainscott to adjourn at 7:42 pm.

Vote: 7-0-0

Respectfully Submitted,



Leanne Santos
Recording Secretary