

MEETING MINUTES

Conservation Commission
March 10, 2022 6:30 PM
Waterford Town Hall

Members Present: Tali Maidelis, Richard Muckle, Jessica Patterson, Matthew Keatley,
Dave Lersch,
Members Absent: Wade Thomas, Geneva Renegar
Alternates Present: Julie Wainscott, Ivy Plis (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Leanne Santos, Recording Secretary

RECEIVED FOR RECORD
WATERFORD, CT
2022 MAR 15 PM 1:12
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:34 p.m. I. Plis was seated for G. Renegar and J. Wainscott for W. Thomas.

2. APPROVAL OF THE February 24, 2022 MEETING MINUTES

Motion: Motion made by T. Maidelis, second by D. Lersch to approve the February 24, 2022 meeting minutes.

Vote: 6-0-1 (I. Plis abstaining)

3. APPLICATION REVIEW

#C-22-2 384 & 394 Willetts Ave. Ext. – Waterford Woods, LLC – Phase II – Proposed multi-family residential development.

Brandon Handfield, PE -Yantic River Consultants was present to discuss the application and reviewed site plan modifications, specifically to the area north of building F. The location of the grill pad has been moved forty feet south, out of the upland review area, and the walking path has been relocated. The fill north of the building has been tightened to a 2:1 gradient that will allow a maintenance shelf and adds another 10 to 15 feet to the 50 foot non encroachment area. Plantings of shadblow serviceberry trees have been added at the edge of the non-encroachment area. The area of disturbance in the upland review area has been reduced from 7,000 to 5,000 square feet.

B. Handfield identified areas to be planted with conservation seed mixture versus maintained lawn area. He noted the tree plantings along the buffer will be a minimum 5 ft. in height at the time of planting. He stated he has reviewed the findings prepared by staff and feels these changes address the Commission's concerns and the conditions for permit are achievable.

Motion: Motion made by D. Lersch, second by J. Wainscott, that the proposed activity is not a significant impact activity.

Vote: 7-0-0.

Motion: Motion made by D. Lersch to approve the permit with the findings and conditions of the staff report dated March 3, 2022, second by I. Plis.

Vote: 7-0-0

C-22-3 30 Douglas Lane – Demo and Rebuild Home

Staff informed commission that the agent for this application has a conflict and is unable to attend the meeting tonight. Staff reviewed her preliminary comments dated March 3, 2022 regarding the lack of wetland boundary flags in the area of the driveway entrance at Douglas Lane. The Commission authorized the applicant to use the wetland boundary survey on file from permit C-17-11, which was issued for sight line maintenance activity in this wetland, to complete the wetland boundary identification for the site plan.

4. NEW APPLICATIONS

None received.

5. CORRESPONDENCE

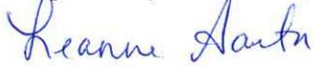
Staff informed the Commission that the 22-23 budget was approved by the Board of Finance at their March 9, 2022 meeting. Commission members expressed interest in developing public outreach and education materials regarding conservation of natural resources and wetland and water quality protection. This item will be placed on the next meeting agenda for future discussion.

6. ADJOURNMENT

Motion: Motion made by I. Plis, second by J. Patterson to adjourn at 7:16 pm.

Vote: 7-0

Respectfully Submitted,



Leanne Santos
Recording Secretary