

MEETING MINUTES

Conservation Commission
February 24, 2022 6:30 PM
Zoom Remote Access Only

Members Present: Tali Maidelis, Richard Muckle, Wade Thomas, Geneva Renegar,
Jessica Patterson, Matthew Keatley, Dave Lersch (6:38)
Alternates Present: Julie Wainscott (1 Vacancy)
Alternates Absent: Ivy Plis
Staff Present: Maureen FitzGerald, Environmental Planner
Leanne Santos, Recording Secretary

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 D. Lersch.

2. APPROVAL OF THE February 10, 2022 MEETING MINUTES

Motion: Motion made by J. Wainscott, second by T. Maidelis to approve the February 10, 2022 meeting minutes.

Vote: 7-0-0

D. Lersch joined the meeting at 6:38 pm and J. Wainscott was unseated for the remainder of the meeting.

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.

B. Handfield discussed the phase 2 plans including buildings D, E & F. He noted the area where changes to the previously approved clearing limits are proposed around Building F. He stated the proposed clearing limits are a minimum of 50 feet from the wetland and over 100 feet from Fenger Brook. The proposed phase 2 involves 6,900 square feet of disturbance within the Upland Review Area for building and parking area construction. Stormwater run-off from impervious areas will be treated through Stormceptor infiltration units and directed to the previously approved stormwater treatment basins to the north and south of the phase 2 development area. The infiltrator systems include isolator rows to address treatment for the water quality volume. B. Handfield explained recent changes to the zoning regulations allowed for reductions in parking space area and the location of parking areas in front of proposed building D. For the construction in the southwest area of the site, B. Handfield explained that a letter of map amendment was granted by FEMA for flood zone A in this area. Based on the revised flood elevation of 18.8 feet, all buildings are located outside the flood hazard area.

D. Lersch noted that use of a 50 ft. wide non-encroachment area has been authorized on past permits however this phase is a large development. He commented that the discussion of alternatives presented in the application materials should address alternatives considered that involve reduced impacts to wetlands, the items the Commission needs to consider in accordance with the regulations.

B. Handfield reviewed the open space areas, noting all surfaces are proposed to be natural grass and landscaping.

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J. Wainscott asked if any alternatives were considered to reduce the encroachment of Building F into the upland review area and non-encroachment area. B. Handfield explained units were eliminated from earlier designs and the minimum unit size was reduced to under 600 sq. feet which reduced the length of Building F. He noted moving building F further south would push the graded slopes for building E closer towards the wetland.

Staff asked if any of the stormwater basins were changed from the prior approval to accommodate the greater impervious surface area. B. Handfield noted basin 1 was not changed however there will be a slight increase in peak discharge. He will review the rip-rap outlet design to determine if any upgrades will be needed. The design still attains no increase in peak discharge over existing conditions. Basin 3B was expanded approximately 1,000 sq. feet in area to increase detention, and in basin 3A some interior grading changes were incorporated within the same perimeter. Staff asked if an additional forebay would be needed in basin 3A. B. Handfield noted that the isolator row in the infiltration system has a design capacity of 300 % of the water quality volume prior to discharge to basin 3A.

Staff suggested the clearing limit north of building F could be reduced by the parking area and changes to the grading on the north side of Building F could reduce the encroachment into the upland review area. She asked for screening by the proposed dumpster to control debris from entering the treatment basin. B. Handfield replied he will look at the possibility of reducing the grading around building F and relocating the outdoor grill area. Staff will prepare findings for the next meeting.

4. NEW APPLICATIONS

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

Staff informed the commission that this application was received within the statutory time frame for receipt at this scheduled meeting but after the agenda was posted. The application materials are complete for acceptance. The Commission accepted the application.

5. CORRESPONDENCE

CT Land Conservation Council membership renewal.

Motion: Motion made by D. Lersch to renew, second by T. Maidelis.

Vote: 7-0-0

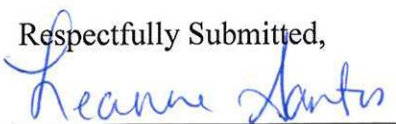
Matthew Keatley, a newly appointed member of Commission was introduced to all. R. Muckle announced next meeting may be conducted in-person based on expiration of the mask mandate.

6. ADJOURNMENT

Motion: Motion made by W. Thomas, second by J. Patterson to adjourn at 7:20 pm.

Vote: 7-0

Respectfully Submitted,



Leanne Santos
Recording Secretary