

MEETING MINUTES
Waterford Conservation Commission
January 22, 2026, 6:30 p.m.
Auditorium, Waterford Town Hall

RECEIVED FOR RECORD
WATERFORD, CT

2026 JAN 29 A 9:47

ATTEST: *David L. Campos*
TOWN CLERK

Members Present: Keith Kriet, David Lersch, Tali Maidelis, Richard Muckle & Wade Thomas
Members Absent: Ivy Plis & Geneva Renegar
Alternates Present: David DeNoia
Alternates Absent: Avery Holzworth & Matthew Shea
Staff Present: Maureen Fitzgerald, Environmental Planner
Cassandre Grote, Recording Secretary

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:32 p.m.
D. DeNoia was seated for I. Plis.

2. APPROVAL OF MEETING MINUTES

Motion: Made by T. Maidelis, seconded by W. Thomas to approve the November 13, 2025 meeting minutes.

Vote: 6 – 0

Motion: Made by T. Maidelis, seconded by K. Kriet to move agenda item four prior to agenda item three.

Vote: 6 – 0

4. APPLICATION REVIEW

C-25-15: 33 Kenyon Road: New Construction; Owner/Applicant - Congregation Beth-El, Inc. of New London

Staff noted a letter granting a 35-day extension of the application review period was received January 12, 2026.

Mike Ott, P.E, L.S., of Summer Hill Civil Engineers & Land Surveyors, P.C. addressed the Commission and introduced the landscape architect and members of the Congregation in attendance. M. Ott highlighted changes made to the civil engineering and landscape plans based on staff comments dated December 2, 2025. Changes included the addition of an armored rip-rap outlet to the basin berm, a forebay area in the stormwater basin, relocation of proposed basin plantings to the east of the basin berm rather than within the basin interior, addition of a potential wetland creation area to mitigate wetland fill and a Site Stormwater Management narrative including hydrologic calculations. He stated all other items of the site layout remain the same. The Commission requested that filter liner be added underneath the rip-rap outlet.

James Sipperly, C.S.S. presented his revised letter dated January 18, 2026 regarding the wetlands located on the property. J. Sipperly explained that the wetland area to be filled is associated with an existing well on the property which is set to be capped and filled. He explained that the 470 sq. ft. of wetlands to be filled has very little value and function, and he

was not planning to mitigate the affected wetland area. He noted the more important wetland area is located to the east of the site and will not be disturbed. The Commission noted that there were mitigation efforts included in the previously approved plan, and questioned why mitigation was not included in this application. J. Sipperly explained that on the previous site plan, there were two proposed areas of wetland to be filled, whereas this new plan has only one area of fill. The proposed mitigation from the previous plan was related to the second area of fill, which will not be filled per the new plan. M. Ott and J. Sipperly noted that if the Commission would prefer, they are prepared to offer a 1,185 sq. ft. area created wetland, which is shown on the revised site plan.

Motion: Made by K. Kriet, seconded by W. Thomas for staff to prepare a draft permit with conditions to include filter fabric under the rip-rap outlet and to accept the opinion of the Soil Scientist that mitigation is not required for the area of wetland fill.

Vote: 6 – 0

3. NEW APPLICATION

C-26-01: 11 Country Club Drive: Temporary Access for Excavation of Soil Test Pits in Upland Area; Owner/Applicant – Adams Builders

Staff explained that temporary access for this site had been approved in 2017 to conduct test holes in the upland area to demonstrate it can support on-site septic. The applicant would like to test a different area and utilize a different access point. As the previous permit was for temporary access and the work has been completed, a new application has been submitted.

Motion: Made by K. Kriet, seconded by T. Maidelis for staff to prepare a draft permit with conditions for the temporary access.

Vote: 6 – 0

5. VIOLATIONS – No violations discussed.

6. OTHER BUSINESS

Request for Extension of Permit Timeframe - 994 Hartford Turnpike C-20-03

Motion: Made by D. DeNoia, seconded by W. Thomas to approve a 5-year extension of permit C-20-03.

Vote: 6 – 0

7. CORRESPONDENCE – No correspondence received.

8. ADJOURNMENT

Motion: Made by W. Thomas, seconded by T. Maidelis to adjourn the meeting at 7:01p.m.

Vote: 6 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary