

MEETING MINUTES

Conservation Commission
September 26, 2024, 6:30 p.m.
Auditorium, Waterford Town Hall

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WATERFORD, CT
2024 OCT - 2 P 3: 20
ATTEST: *[Signature]*
TOWN CLERK

Members Present: Matthew Keatley, Keith Kriet, Tali Maidelis, Chairman Richard Muckle and Wade Thomas (arrived 6:35 p.m.)
Members Absent: David Lersch (notified), Geneva Renegar
Alternates Present: Ivy Plis, (1 vacancy)
Alternates Absent: Matthew Shea
Staff Present: Maureen FitzGerald, Environmental Planner; Kim Powell, Recording Secretary

1. CALL TO ORDER

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

2. APPROVAL OF THE August 8 2024 Meeting Minutes

Motion: Made by T. Maidelis seconded by M. Keatley to approve the August 8, 2024 meeting minutes.

Vote: 4-0-1 [K. Kriet abstained]

3. NEW APPLICATIONS

A. **C-24-08 – 15 Leary Drive:** Install 350 sq. ft. gravel pad in wetland; Rob Brule & Kimberley Devlin, Applicant/Owner (Received 9/12/2024)

Staff reviewed that in 2022 the Commission issued a permit for 1300 sq. ft. of wetland disturbance to allow for a pool and fence. In 2012, a gravel pad for a shed was authorized as a permitted use, as of right under section 4.1 of the regulations. She requested the Commission determine if the proposed gravel pad is an as of right or a regulated activity. Commission members discussed the proposed gravel area.

Motion: Made by W. Thomas seconded by M. Keatley to find the proposed gravel pad is permitted as of right under Section 4.1(d) of the regulations.

Vote: 4-0-2 [T. Maidelis and R. Muckle abstaining.]

B. **C-24-09 – 234 Bloomingdale Rd, Quaker Hill:** New Residential Construction; Integrity Properties, Applicant; Michael Jezierski, Owner; CLA Engineers, Agent

Bob Russo, Soil Scientist – CLA Engineers was present for the application. He distributed a site plan (sheet 2) of the entire property showing wetland and floodplain boundaries and a revised letter report dated September 25, 2024.

B. Russo reviewed the location of the two isolated wetland areas on plan sheet 1. The application is for a 4 bedroom house with a deck, driveway and on-site septic system. The proposed septic system lies within the 100 ft. upland review area. The primary leaching area is 54 feet distance from wetland #1 and the reserve area a distance of 50 ft. B. Russo reviewed plan sheet 2 showing the entire parcel. He explained the proposed house is located closer to the road to minimize activity within the upland review area and avoid constructing the driveway between the two isolated wetland areas. Wetland #3 along the rear of the property is a large floodplain wetland. Wetland 1 was noted to have potential vernal pool habitat based on the

hydrology. B. Russo observed that given the development on either side of the lot, it is not likely spotted salamanders use the seasonal pool but wood frogs may. He recommended wetland 1 be cleaned of debris as part of the development. He noted the site is a mostly level and lightly forested with a low erosion potential.

Commissioners questioned if any proposed post-construction measures are proposed to protect the wetland and whether Hunts Brook floods in the area. B. Russo responded there is currently no specific wetland protection planned after building is complete.

Staff confirmed flooding has occurred at the Bloomingdale Road culvert in the past and there is a flood zone area along Hunts Brook but FEMA floodway mapping is not available in this area. She noted the septic system might be best placed in the front portion of the lot. She would recommend that a clearing limit line of approved disturbance be established as part of a plan approval.

4. VIOLATIONS

12 Perkins Farm Road: Unauthorized Vegetation Clearing, Fence & Lawn Encroachment in a Conservation Easement Area – Revised Consent Order Issued September 11, 2024

Staff reported a revised consent order was prepared by the town attorney in response to questions from the homeowner and has been sent to the property owner. The signed consent is to be returned by October 2, 2024.

64 Mullen Hill Road: Corrective Actions Required

Staff reviewed with the Commission areas where fill was deposited during construction of a new residence at this property. Soil and debris were pushed to the rear yard adjacent to wetlands. Staff gave the owner a verbal order to remove the material back 50 feet from the wetland and the contractor is complying. She requested the Commission authorize the corrective actions in the upland review area. A Certificate of Occupancy will not be issued until the corrective action is complete.

Motion: Made by T. Maidelis seconded by K. Kriet to authorize the corrective actions.

Vote: 6-0

5. CORRESPONDENCE

The Habitat, Summer 2024 - Copy provided to commission members.

CACIWC 2024 Annual Meeting Registration - Staff distributed the registration form and asked commission members wishing to attend the conference to respond by September 30 if possible to receive early registration prices.

6. ADJOURNMENT

Motion: Made by T. Maidelis seconded by I. Plis to adjourn at 7:10 p.m.

Vote: 6-0

Respectfully Submitted,



Kim Powell, Recording Secretary