

MEETING MINUTES

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Waterford Conservation Commission
Waterford Town Hall

February 13, 2020

6:30 PM

Members Present: Dave Lersch, Tali Maidelis, Richard Muckle and Michael Stankov
(2 Vacancies)
Members Absent: Geneva Renegar (alternate)
Alternates Present: Wade Thomas and Julie Wainscott (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

The Commission held a moment of reflection to honor the passing of longtime member Henry Curtis.

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:30 p.m. J. Wainscott and Wade Thomas were seated for the two vacancies.

2. APPROVAL of the January 27, 2020 Meeting Minutes

Motion: Motion made by M. Stankov, second by J. Wainscott to approve the January 27, 2020 meeting minutes.

Vote: 6-0

3. APPLICATION REVIEW

C-020-02 5 Dayton Road – Proposed Medical Office Building: RCP Waterford I, LLC and RCP Waterford II, LLC - Owner & Applicant

Amy Souchuns, Esq. and Bill Fries, B&L Company, were present for the application. B. Fries reviewed with the Commission the existing conditions on the property and the proposed new two-story 70,000 square foot medical office building. The area of disturbance is proposed to remain within the existing curb lines. Landscaping islands will be added with a net decrease of impervious area. 353 parking spaces are required and being proposed and oil/water separators are being added to the stormwater drainage system. He noted that a new lateral sewer line will access the property from Harvey Avenue. Landscaping tree wells are being proposed in the islands to treat parking lot run-off. He noted that test pits were conducted on the site and the groundwater is within 2 – 4 feet of the surface, preventing use of underground recharge basins.

W. Thomas asked if a strip of pervious asphalt could be added to the site to increase stormwater capture in front of the tree wells. He noted the tree wells won't capture much surface run-off and requested the design include more Low Impact Development measures. He discussed the goals of the Town Stormwater permit to reduce impervious area or treat 40% of run-off for re-development projects.

Staff stated the development site was an approved wetland fill and seasonal high water levels and depth to ledge pose difficulties in infiltrating run-off. To renovate the existing outfalls, the Commission may want to authorize a temporary disturbance to remove debris and accumulated sediment from the wetland adjacent to existing outfalls.

Motion: Motion by W. Thomas, second by M. Stankov to have staff prepare a draft permit for approval incorporating conditions from the February 10, 2020 staff memo.

Vote: 6-0

4. NEW APPLICATIONS

C-20-03 994 Hartford Turnpike – Proposed Manufacturing Facility: Walter John Senkow – Owner, Yost Manufacturing & Supply – Applicant, CLA Engineers, Inc. – Agent

Kyle Hobarts, CLA Engineers, George Yost, and John Carlin were present for the application.

K. Hobarts reviewed the site with the Commission. The property is 10.6 acres with 2 ponds and wetlands on the southeast portion of the property. The applicant is proposing a 12,000 square foot light manufacturing facility. The pavement area behind the building is to accommodate truck turning and a loading dock. The project has been designed so the building and pavement is outside of the upland review area. Proposed work in the upland review area is for the stormwater basin. No discharge from the stormwater basin is predicted in a 100 year storm. He stated the project will not have adverse wetland impacts.

G. Yost stated that lightweight clean manufacturing will be conducted on site to produce downspouts and gutters. J. Carlin noted that the roof of the structure will be coated metal.

Staff noted the wetlands are part of the Jordan Brook watershed.

G. Yost indicated the Commission can walk the property.

5. VIOLATIONS

Staff reported that the silt fencing has been re-installed at 138 Dayton Road.

6. OTHER BUSINESS

Rope Ferry Road Condos

Staff reviewed correspondence from Ed Wenke, PE, of The Winthrop Group, regarding a proposed drainage improvement at Rope Ferry Condominiums to install roof drains and a yard drain to discharge towards one of the on-site ponds. The Commission determined the activity is a regulated activity requiring an inland wetland permit. Staff will notify the applicant of the permit requirements.

7. CONSERVATION COMMISSION TASKS

Open Space Planning

M. Stankov discussed his findings regarding resource area protection and conservation and attributes of a property that would enhance its conservation value, such as size of forest blocks, continuity with other open space parcels, history of development disturbance and threat of development. He will provide his comments to staff.

8. CORRESPONDENCE

Staff reviewed an invitation from the Niantic River Watershed coordinator to attend a workshop on Open Space in the watershed.

9. PAYMENT OF BILLS

Motion: Motion made by T. Maidelis, second by M. Stankov, to pay the bill to The Day in the amount of \$157.50.

Vote: 6-0

10. ADJOURNMENT

Motion: Motion made by W. Thomas, second by T. Maidelis, to adjourn at 8:00 p.m.

Vote: 6-0

Respectfully Submitted,



Katrina Kotfer

Recording Secretary