

MEETING MINUTES

Conservation Commission
October 28, 2021
6:30 PM
Zoom Remote Access Only

RECEIVED FOR RECORD
WATERFORD, CT
2021 NOV -4 PM 1:23

Members Present: David Lersch, Tali Maidelis, Richard Muckle, Jessica Patterson,
Geneva Renegar and Wade Thomas (1 Vacancy)
Alternates Present: Ivy Plis and Julie Wainscott (6:32 pm) (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:30 p.m. and asked for a moment of silence in honor of the passing of the long serving First Selectman, Daniel Steward.

I. Plis was seated for the vacancy.

2. APPROVAL of the October 14, 2021 MEETING MINUTES

Motion: Motion made by G. Renegar, second by J. Patterson to approve the October 14, 2021 meeting minutes.

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

3. APPLICATION REVIEW

C-21-11: 969 Hartford Turnpike – Multifamily Residential Development – Hendels Rte 85 Land LLC – Owner & Applicant – SLR Consulting – Agent

Darin Overton, PE. & Megan Raymond of SLR, Attorney Mark Branse and Jon Hendel were in attendance.

The Commission reviewed a memo from staff dated October 26, 2021 outlining factors for consideration and conditions for approval. W. Thomas asked if an engineer should be on the site full-time to inspect the stormwater basin construction. Attorney Branse replied that Town staff can inspect the construction at any time and request an inspection by the engineer when needed, rather than have an engineer on the site full-time. W. Thomas agreed to the provision that the engineer will inspect the basins during construction.

Motion: Motion made by W. Thomas, second by D. Lersch to have staff prepare a draft permit with discussed conditions.

The Commission discussed the motion. Motion withdrawn.

Motion: Motion made by W. Thomas, second by D. Lersch to approve application C-21-11 with conditions per staff memo dated October 26, 2021.

Vote: 7-0

C-21-12: 384 & 394 Willetts Avenue Ext. – Site Plan Modification and New Clubhouse - Waterford Woods, LLC – Owner & Applicant – Yantic River Consultants, LLC, Agent

Brandon Handfield, PE was available for the application and stated he has received review comments from staff and has prepared responses. He reviewed revisions to the clearing limits

around the clubhouse, the proposed non-encroachment boundary and the cul-de-sac. He noted a minimum 50 ft. wide vegetated natural buffer is preserved adjacent to the wetland except for the access drive and the locations for the stormwater basin outlets. Some canopy removal and clearing within the 50 ft. buffer is proposed east of the clubhouse but the understory is proposed to remain and restoration shrub plantings are proposed. The non-encroachment area extends to 100 ft. wide on the north side of the recreation area, west of the stormwater basin.

James Sipperly, soil scientist and CT wetland scientist reviewed his report dated October 28, 2021. He discussed the location of vernal pool habitat in the wetland area north of wetland flags #34- #47 where standing water was observed in July and August. He noted the stormwater basin is approximately 190 feet from the probable vernal pool. He stated that wetland functions will be maintained when proposed activity is completed, the erosion and sediment control plan is adequate and the proposal is a feasible and prudent alternative. He stated that in his professional opinion, the proposed development would not negatively impact the wetlands on-site or off-site.

R. Muckle asked about the future proposed development on the property. B. Handfield replied that there is a potential for future development around the cul-de-sac, but there are a couple of issues they are working on. The current FEMA mapping shows the area lies in a Zone A 100 yr. flood hazard zone. He noted the zone line is perpendicular to the contours on the upland peninsula. He is working with FEMA to submit a letter of map amendment to revise the flood zone limit based on existing contours. Also, they are working on a traffic evaluation for future development. The proposed clubhouse will not increase the traffic volume generated on the site.

J. Sipperly noted the vernal pool area is not a classic vernal pool that dries up in the summer months, but it does provide habitat for amphibians to breed and the wetland provides good vegetative cover.

The Commission directed staff to prepare findings for consideration for the November 18, 2021 meeting.

Motion: Motion made by W. Thomas, second by T. Maidelis to have staff prepare a draft permit with discussed conditions.

Vote: 7-0

4. NEW APPLICATIONS

No new applications were received.

5. OTHER BUSINESS

2022 Draft Meeting Schedule

The Commission discussed the meeting schedule.

Motion: Motion made by W. Thomas, second by D. Lersch to approve the draft 2022 meeting schedule but changing the meeting dates in November, 2022 and December 2022 to the first and third Thursdays.

Vote: 6-1

Further discussion ensued.

Motion: Motion made by W. Thomas, second by D. Lersch to withdraw his previous motion and approve the draft meeting schedule as submitted.
Vote: 7-0

Review FY 2020/2021 Draft Annual Report

The Commission reviewed the draft annual report.

Motion: Motion made by W. Thomas, second by T. Maidelis to approve the draft annual report.
Vote: 7-0

FY 2022/2023 Draft Budget

The Commission discussed the draft budget and discussed increasing the advertising line due to cost increases for legal advertisements in The Day newspaper

Motion: Motion made by W. Thomas, second by I. Plis to approve the draft budget with an increase of the advertising line by \$300.00.
Vote: 7-0

6. ADJOURNMENT

Motion: Motion made by W. Thomas, second by I. Plis to adjourn at 7:30 pm.
Vote: 7-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary