

MEETING MINUTES

Conservation Commission
October 14, 2021
6:30 PM
Zoom Remote Access Only

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WATERFORD, CT

2021 OCT 21 PM 2:46

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

T. Maidelis called the meeting to order at 6:30 p.m. J. Wainscott was seated for D. Lersch.

2. APPROVAL of the September 23, 2021 MEETING MINUTES

Motion: Motion made by W. Thomas, second by G. Renegar to approve the September 23, 2021 meeting minutes with a typo correction to the 3rd paragraph on page 2.

Vote: 4-0-1 (T. Maidelis 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 John Hendel were in attendance. Attorney Branse introduced the proposed activity.

D. Overton, PE, reviewed the project location, site terrain, wetland resources and upland review areas. The driveway access is located across from the Cross Road intersection and ascends at an 8% grade to the top of the development area. The driveway access will require CTDOT approval. Upland review area impacts include grading for the access road and stormwater basins. No direct wetland impacts are proposed. The stormwater basin discharge locations are closer to wetlands to meet the lower elevations of the site. He noted there is some clearing activity for lawn areas within the upland review area of the intermittent stream west of the property boundary but significant wooded buffer remains. He reviewed the stormwater treatment design and noted the basins meet the CT DEEP stormwater manual recommendations. The applicant has submitted responses to preliminary review comments from staff and they have been forwarded to the Commission.

M. Raymond, PWS, reviewed the on-site wetland area and the off-site watercourse west of the site. The wetland is palustrine forested and formed in glacial till, containing a lot of structure with vegetation, boulders, substrate and rock outcrops. The plan is designed to maintain the high function and physical characteristics of the wetlands. She stated there are no direct impacts to wetlands and the indirect impacts are managed through the stormwater management system and the erosion and sediment control measures. She noted that it is their opinion that this would not be a significant impact to wetlands as defined in section 2.32 of the Inland Wetlands & Watercourses regulations.

Motion: Motion made by W. Thomas, second by G. Renegar that the project would not have a significant impact and a public hearing in the public interest is not warranted.

Vote: 5-0

The Commission directed staff to prepare findings for consideration for the October 28, 2021 meeting.

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 the proposal and the location of the wetland resources. He said he conferred with the wetland scientist as to the location of the potential vernal pool and it is located closer to the Fenger Brook channel north of the proposed clearing limit, just north of a stone wall in the forested wetland. He reviewed responses to staff comments dated October 13, 2021.

Staff requested plan modifications be submitted as cut sheets for review.

4. NEW APPLICATIONS

C-21-13: 17 Fifth Avenue – Section 4.1 Request to cut and remove vegetation along brook.
Michael & Dorothy Concascia, Applicant, Rhoda Weidenbaum, Owner

Staff reviewed the request for vegetation clearing and maintenance along the intermittent brook between 17 and 19 Fifth Avenue as proposed by the owner of 19 Fifth Avenue.

Motion: Motion made by W. Thomas, second by J. Patterson to find the vegetation maintenance activity is permitted under 4.1d of the regulations, with condition that the cut material be removed and the grass clippings be removed from the channel edge.

Vote: 5-0

5. OTHER BUSINESS

Monitoring report wetland restoration – 54 Rope Ferry Road.
Staff reviewed the final report with the Commission.

6. PAYMENT OF BILLS

Motion: Motion made by W. Thomas, second by G. Renegar to pay the bill for The Day, \$201.30.

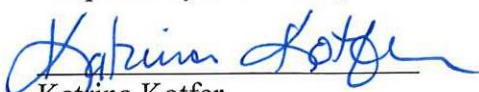
Vote: 5-0

7. ADJOURNMENT

Motion: Motion made by J. Wainscott, second by W. Thomas to adjourn at 7:39 pm.

Vote: 5-0

Respectfully Submitted,


Katrina Kotfer
Recording Secretary