

## MEETING MINUTES

Conservation Commission  
September 23, 2021  
6:30 PM  
Zoom Remote Access Only

RECEIVED FOR RECORD  
WATERFORD, CT  
2021 SEP 30 PM 1:09

Members Present: David Lersch, Richard Muckle and Tali Maidelis, Geneva Renegar and Wade Thomas (1 Vacancy)  
Members Absent: Jessica Patterson  
Alternates Present: Julie Wainscott, Ivy Plis (6:35 p.m (1 Vacancy)  
Staff Present: Maureen FitzGerald, Environmental Planner  
Katrina Kotfer, Recording Secretary

### **1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES**

R. called the meeting to order at 6:30 p.m. J. Wainscott was seated for J. Patterson.

### **2. APPROVAL of the August 26, 2021 MEETING MINUTES**

**Motion:** Motion made by W. Thomas, second by G. Renegar to approve the August 26, 2021 meeting minutes.

**Vote:** 5-0-1 (T. Maidelis abstained)

### **3. APPLICATION REVIEW**

**C-21-10: 39 Shore Road – Inground Pool** – Peter & Kathleen Bergeron – Owner & Applicant  
Received September 9, 2021

Peter and Kathleen Bergeron reviewed the application to install an in-ground pool and to have some trees removed. They were concerned that the indicated trees would fall on the house. There is some grading that would occur with the pool installation that would occur in the existing non encroachment line.

D. Lersch asked if the trees that are proposed to be removed are in the non-encroachment area. Staff indicated on the site plan that they are within the designated non-encroachment area. Mr. Bergeron noted that the trees are within fifteen feet of the house. D. Lersch suggested that the non-encroachment line could be modified. W. Thomas asked if the applicant was amenable to leaving the limits of maintained lawn in the current condition and not encroach any further into the non-encroachment area. D. Bergeron replied they intend to keep the area as is.

**Motion:** Motion by D. Lersch, second by J. Wainscott to have staff prepare a draft permit for application C-21-10.

Discussion regarding the motion. Staff reviewed findings and recommended conditions for approval of the application in a report date September 14, 2021.

**Motion:** Motion by W. Thomas, second by D. Lersch to make a friendly amendment to the motion based on staff comments and approve the permit with conditions.

**Vote:** 6-0

Mr. Bergeron asked the Commission if he can schedule the trees to be cut and removed and the Commission agreed to the removal.

#### 4. NEW APPLICATIONS

**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, Attorney Andrew Morin and property owner John Hendel were available for the application.

Attorney Branse addressed the Commission noting that the application is in for receipt that evening but the first order of business for the Commission to decide if this is a significant activity or if they want to hold a public hearing in the public interest.

D. Overton reviewed the property location, topography, wetland areas and extent of the upland review area on the site. He stated the proposal is to construct 7 buildings with a total of 284 units plus a clubhouse, 490 parking spaces, covered garage spaces and a 750 ft. length access driveway from the signalized intersection with Rte 85. He reviewed the stormwater management design which includes 4 rain gardens for roof run-off, and 3 stormwater basins for attenuation of peak flow. The basins are designed per the DEEP Stormwater Manual.

M. Raymond reviewed the on-site wetlands which were delineated in 2017. The wetland is approximately 5.5 acres and is a palustrine forested sloping wetland with diffuse drainage patterns and occurs in the Jordan Brook watershed. Soils are poorly drained. The upland review area comprises approximately 6 acres of the site and activity is proposed within 1<sup>+/-</sup> acre including grading and water quality treatment basins.

M. Raymond said the project avoids direct impacts, treats stormwater and includes a comprehensive erosion and sediment control plan. She does not see the activity as a significant wetland impact.

D. Overton indicated test borings have been conducted on the site and he anticipates additional borings will be conducted in the stormwater basin areas prior to construction to evaluate conditions. The basins are designed to retain up to the 100-yr storm event peak flows to not exceed existing peak discharge conditions.

Chairman Muckle stated the Commission would not be making a decision on whether the proposed activity involves a significant impact at tonight's meeting.

The application is accepted for review.

**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 present for the application and reviewed the site location, the limit of the previous approved construction and past site disturbance on an overlay of a 1965 aerial photo. He explained that the site is currently under construction for the previously approved activity, and the applicant is looking to modify the site work for extension of the proposed roadway and construction for a new clubhouse with outdoor space in the southwestern part of the property. The driveway would extend between the two delineated wetland areas. The limits of clearing are at a minimum 50 feet from the wetland boundary except for the area of the stormwater outlet.

B. Handfield reviewed the location of piles of cut ledge outcrops that occur on the site, noting the design attempts to preserve these areas. He stated the project is in a Zone A flood zone and a detailed hydrologic study was prepared to determine the actual base flood elevation. This will be addressed through FEMA and Planning & Zoning. There is no fill proposed in wetlands, the stormwater run-off is treated prior to discharge. A number of soil test pits were completed and the basins and swales are located in areas gravelly soils. He reviewed the sediment and erosion control plan.

The application was accepted for review.

**5. PAYMENT OF BILLS**

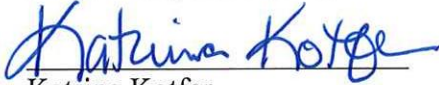
No bills were reviewed.

**6. ADJOURNMENT**

**Motion:** Motion made by W. Thomas, second by T. Maidelis to adjourn at 7:40 pm.

**Vote:** 6-0

Respectfully Submitted,



Katrina Kotfer  
Recording Secretary