

MEETING MINUTES

Conservation Commission

April 27, 2023 6:30 PM

Waterford Town Hall

Members Present: Tali Maidelis, Rich Muckle, Geneva Renegar
Members Absent: Matthew Keatley, Dave Lersch, Wade Thomas
Alternates Present: Ivy Plis
Staff Present: Maureen FitzGerald, Environmental Planner
Leanne Santos, Recording Secretary

RECEIVED FOR RECORD
WATERFORD, CT
2023 APR 28 P 3:16
TESTED: David J. Santos
TOWN CLERK

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

The meeting was called to order at 6:28 p.m. I. Plis was seated for the vacant seat.

2. **APPROVAL OF THE April 13, 2023 MEETING MINUTES**

Motion: Motion made by T. Maidelis, second by I. Plis to approve the April 13, 2023 meeting minutes.

Vote: 3-0-1 (G. Renegar abstained)

3. **APPLICATION REVIEW**

C-22-18, 93 Shore Road, Modification of Permit #C-14-9 Non-Encroachment Line, Jose Espinosa, Owner/Applicant

Staff and commission members discussed the draft permit.

Motion: Made by T. Maidelis, second by G. Renegar to approve the draft as written.

Vote: 4-0-0

C-23-1, 26 Nichols Lane, Addition and garage, Bruce & Susan Chudwick, Owner/Applicant

B. Chudwick was present. Staff reviewed a draft permit for the activity with the Commission.

Motion: Made by I. Plis, second by G. Renegar to approve the draft permit.

Discussion: Commissioner Maidelis raised a concern with potential seepage or discharge of fluid from the garage entering the adjacent wetland, and requested a condition to be added requiring a containment berm or curb at the perimeter of the garage pad for controlling discharges to the wetland. Staff recommended a condition of permit approval require a 4 inch high containment curb along the east and south sides of the garage pad. Mr. Chudwick agreed to the condition.

Motion: T. Maidelis, second by I. Plis to amend the draft permit to include the special condition of requiring the south and east sides of the garage pad to incorporate a 4 inch curb for containment of potential pollutant releases.

Vote: 4-0-0

4. **NEW APPLICATIONS - None**

5. **VIOLATIONS**

407 Boston Post Road: Unauthorized Fill Within and Adjacent to Inland Wetlands & Watercourses

Corrective actions are due to be complete May 30, 2023.

47 Great Neck Road: Unauthorized Activity Within Inland Wetlands & Watercourses

Motion: Made by I. Plis, second by G. Renegar to approve the restoration plan submitted.

Vote: 4-0-0

577 Vauxhall Street Extension: Unauthorized Activity Within Inland Wetlands & Watercourses

Staff reviewed the status of the stone removal and restoration of wetlands and distributed a plan indicating the extent of the stone walkway and patio within wetlands. She stated the property owner is requesting more time to coordinate with the City of New London to determine if the City will allow the patio to remain if permitted.

Motion: Made by T. Maidelis, second by I. Plis to grant another 30 days for the owner to submit a restoration plan to the commission.

Vote: 4-0-0

6. OTHER BUSINESS

61 & 61A Myrock Ave., Request for determination of no regulated activity; Sig Con Associates, LLC, Applicant

Staff and commission members reviewed the site layout plan and preliminary staff comments dated April 19, 2023. Commission members discussed the site grading, the rain gardens, swales and stormwater treatment basin components. The proposed limit of disturbance was noted to be 200 feet from the large forested wetland on site and 115 feet from the isolated wetland pocket. Staff noted preliminary review comments have been forwarded to the engineer. The plans satisfy the recommendations of the Jordan Brook Watershed Management Plan for wetland buffers and stormwater treatment. Commissioner Plis asked if there were any permit non-compliance issues with the adjacent residential development being constructed by the same applicant. Staff replied the site is in compliance and 3 buildings have been issued certificates of compliance.

Motion: Made by T. Maidelis, second by I. Plis that the project does not involve regulated inland wetland activities due to the setback provided from inland wetlands and the design meeting the Jordan Brook Watershed Management Plan recommendations.

Vote: 4-0-0

In series transfer:

From: 10114-52031 Planning Services

To: 10114-52010 Advertising \$750

Motion: Made by T. Maidelis, second by I. Plis to approve the transfer of \$750.00 dollars from Planning Services line 10114-52301 to Advertising line 10114-52010.

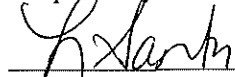
Vote: 4-0-0

7. ADJOURNMENT

Motion: Motion made by T. Maidelis, second by I. Plis to adjourn at 7:00 pm.

Vote: 4-0-0

Respectfully Submitted,



Leanne Santos

Recording Secretary