

MEETING MINUTES
Waterford Conservation Commission
November 13, 2025, 6:30 p.m.
Auditorium, Waterford Town Hall

Members Present: Keith Kriet, Tali Maidelis, Richard Muckle, Ivy Plis, Geneva Renegar & Wade Thomas
Members Absent: David Lersch
Alternates Present: David DeNoia
Alternates Absent: Avery Holzworth & Matthew Shea
Staff Present: Maureen Fitzgerald, Environmental Planner
Cassandre Grote, Recording Secretary

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WATERFORD, CT
2025 NOV 19 P 2:33
ATTEST: *[Signature]*
TOWN CLERK

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:31 p.m.
D. DeNoia was seated for D. Lersch.

2. APPROVAL OF MEETING MINUTES

Motion: Made by T. Maidelis, seconded by W. Thomas to approve the October 23, 2025 meeting minutes.

Vote: 5 – 0 – 2 [I. Plis & G. Renegar abstaining]

3. NEW APPLICATIONS –

C-25-15: 33 Kenyon Road: New Construction; Owner/Applicant - Congregation Beth-El, Inc. of New London

Mike Ott, P.E., L.S., of Summer Hill Civil Engineers & Land Surveyors, P.C. presented the application on behalf of the applicant. Kathleen McFadden and Ed Goldberg of Congregation Beth El were also present. M. Ott reviewed the previously approved application and plan from 2023, and highlighted the changes between the two plans. The new proposed 3,700 sq. ft. building is located towards the front of the parcel, rather than the rear, which reduces the length of the driveway. M. Ott explained the parking plan includes 36 paved parking spaces in the front and rear of the building, and an additional overflow parking area consisting of 14 spaces of open graded crushed stone. The Commission questioned if this would be enough parking spaces. E. Goldberg explained that based on attendance history and the congregation members who do not drive, 50 spaces would be more than sufficient. M. Ott added that this is an increase in parking spaces from the previously approved plan.

M. Ott explained that surface water runoff from all impervious areas is directed to the stormwater infiltration basin. The basin was moved further upslope from the wetland, and the basin bottom elevation raised. M. Ott noted that they will no longer be filling a portion of the wetland area for construction of the basin. The driveway wetland crossing will be the same as previously approved. The roof will be residential shingles.

The Commission raised a concern regarding the dumpster location. M. Ott stated that there was no other feasible place for the dumpster. It will be on a concrete pad, graded to slope towards the parking lot and will be in an enclosure.

The Commission suggested the demarcation of overflow parking area using bollards or landscape plantings.

The Commission received the application.

4. APPLICATION REVIEW

C-25-14: 5 Bloomingdale Road: Single family residence; Owner/Applicant – Sunmar/RAF Builders, LLC – Review Draft Permit

The Commission reviewed the draft permit.

Motion: Made by W. Thomas, seconded by K. Kriet, to approve the draft permit C-25-14 as written.

Vote: 7 – 0

5. VIOLATIONS – No violations discussed.

6. OTHER BUSINESS –

a) Request for determination of no regulated wetland activity – 18 Pember Road

Staff explained that because this parcel is a rear lot, the Planning & Zoning Commission will require a report from the Conservation Commission. Staff recommended a finding of no regulated inland wetland activity, due to the distance between the clearing limits and wetland.

Motion: Made by K. Kriet, seconded by W. Thomas, to determine that the proposed residential development at 18 Pember Road does not involve regulated wetland activity based upon the distance between the limits of site clearing and grading activity and the wetland resource.

Vote: 7 – 0

b) Draft 2026/2027 Conservation Commission Budget

The Commission reviewed the proposed budget.

Motion: Made by T. Maidelis, seconded by I. Plis to approve the proposed 2026/2027 Conservation Commission Budget as presented.

Vote: 7 – 0

7. CORRESPONDENCE – No correspondence received.

8. ADJOURNMENT

Motion: Made by W. Thomas, seconded by T. Maidelis to adjourn the meeting at 7:01p.m.

Vote: 7 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary