

MEETING MINUTES
Waterford Conservation Commission
October 23, 2025, 6:30 p.m.
Appleby Room, Waterford Town Hall

Members Present: Keith Kriet, David Lersch, Tali Maidelis, Richard Muckle & Wade Thomas
Members Absent: Ivy Plis & Geneva Renegar
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 OCT 28 P 1:29
TEST: David J. Lange
TOWN CLERK

1. CALL TO ORDER

The meeting was called to order by Chairman Muckle at 6:30 p.m.
D. DeNoia was seated for I. Plis.

2. APPROVAL OF MEETING MINUTES

Motion: Made by T. Maidelis, seconded by K. Kriet to approve the October 9, 2025 meeting minutes.

Vote: 6 – 0

Motion: Made by D. Lersch, seconded by K. Kriet to adjust order of the agenda to discuss item four prior to item three per Staff recommendation.

Vote: 6 – 0

4. APPLICATION REVIEW

- a) **C-25-09: 152 Cross Road:** Grading & construction for a commercial building and stormwater basin in the 100' upland review area; Owner/Applicant – Eagle AAM, LLC.

The owner/applicant Ervis Rusi, Eagle AAM, LLC was present.

The Commission reviewed draft permit C-25-09.

Motion: Made by D. Lersch, seconded by K. Kriet to approve the draft permit C-25-09 with conditions as written.

Vote: 6 – 0

- b) **C-25-13: 97 Spithead Road:** 3 lot residential re-subdivision; Owner/Applicant – Glenn Fergione.

Jim Bernardo, L.S., was present on behalf of the applicant.

Staff presented comments on the application and a draft permit authorization. The proposed three-lot subdivision includes a small area of forested wetland on the southeast corner of lot #1 that extends onto the neighboring property to the south. Establishment of a 50 ft. wide non-encroachment wooded upland buffer adjacent to the wetland boundary is recommended by staff.

Motion: Made by K. Kriet, seconded by D. Lersch to approve draft permit C-25-13 with conditions as written.

Vote: 5 – 0 – 1 [T. Maidelis abstaining]

3. NEW APPLICATIONS –

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

Staff presented the application, noting that this is a request to reissue a permit for a subdivision approved in 1990. Permit 90-16 was issued for construction of two single-family homes adjacent to inland wetlands. Only one home was built prior to permit expiration. The location of the proposed house and clearing limits are the same as on the approved plan from the 1990 subdivision.

Motion: made by K. Kriet, seconded by T. Maidelis for staff to draft a permit for application C-25-14 to reflect the same conditions of approval and non-encroachment boundary as permit 90-16.

Vote: 6 – 0

5. VIOLATIONS – No violations discussed.

6. OTHER BUSINESS –

a) **Draft 2024/2025 Annual Report**

Staff presented the draft 2024/2025 annual report, highlighting trends in water quality monitoring, and emphasizing the importance of this data collection.

Motion: Made by T. Maidelis, seconded by W. Thomas, to adopt the annual report as drafted.

Vote: 6 – 0

b) **Draft 2026 Meeting Schedule**

The Commission reviewed the draft 2026 meeting schedule.

Motion: Made by W. Thomas, seconded by T. Maidelis, to adopt the 2026 meeting schedule as presented.

Vote: 6 – 0

7. CORRESPONDENCE – No correspondence received.

8. ADJOURNMENT

Motion: Made by W. Thomas, seconded by K. Kriet to adjourn the meeting at 7:00 p.m.

Vote: 6 – 0

Respectfully Submitted,



Cassandre Grote
Recording Secretary