

MEETING MINUTES

Conservation Commission
December 10, 2020
6:30 PM
Zoom Remote Access Only

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

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chairman Muckle called the meeting to order at 6:30 p.m. Ivy Plis was seated for G. Renegar and J. Wainscott was seated for M. Stankov.

2. APPROVAL of the November 19, 2020 MEETING MINUTES

Motion: Motion made by D. Lersch, second by J. Wainscott to approve the November 19, 2020 meeting minutes.

Vote: 5-0-2 (T. Maidelis and I. Plis abstained from the vote)

3. APPLICATION REVIEW

C-20-14 14B Shore Road – Request to Increase Paved Width of Driveway and Modify Culvert Crossing with Longer Pipe – Killingly Engineering Associates, Agent

Norm Thibeault, PE of Killingly Engineering and Ian Cole, soil scientist, were present for the meeting.

N. Thibeault reviewed the as-built plan of the culvert and created wetland area, noting the wetland impact of the culvert is 315 sq. ft. greater than originally approved, and the area of the created wetland is 4,570 sq. ft. He asked the commission to accept the wetland mitigation area already created to satisfy the required 2:1 mitigation for the wetland impacted due to culvert construction.

I Cole stated the wetland created is 940 sq. ft. above and beyond what the original permit required, (3,000 sq. ft.) plus the additional 2:1 compensation. He noted due to the “wet season” conditions, he would not recommend conducting additional excavation in the mitigation area as it may risk an impact to the established vegetation and hydrology.

He discussed additional proposed compensation measures around the pond perimeter upgradient of the driveway culvert crossing to evaluate vegetation in the spring season and develop a wetland enhancement plan for the Commission to approve. He explained that invasive species control and removal will be conducted during monitoring inspections.

Staff reviewed potential conditions of approval in a December 10, 2020 memorandum to the Commission.

Motion: Motion made by D. Lersch, second by J. Patterson to approve a permit with conditions with conditions as outlined in the December 10, 2020 staff memorandum and include a requirement for three years of monitoring and invasive species control.

Vote: 6-1-0

C-20-18: 184 Boston Post Road – Pond Maintenance (Duck Pond) – Town of Waterford

The Commissioners reviewed the draft permit.

Motion: Motion made by W. Thomas, second by T. Maidelis to approve the draft permit.

Vote: 7-0

4. NEW APPLICATIONS

C-20-19: 384 & 394 Willetts Avenue Ext. – Multi Family Development – Home Theater TV, Inc. and Douglas W. Wierczorek, Owners, Sig Con Associates, LLC, Applicant, Yantic River Consultants, LLC

Brandon Handfield, PE of Yantic River Consultants, LLC and James Sipperly, Soil Scientist were available for the application. The application is for construction of 3 buildings with a total of 98 units. B. Handfield reviewed the existing site conditions and overview of the proposed project.

J. Sipperly reviewed the existing wetlands and their functions on the property. He stated the proposed development will not be disturbing any wetlands and their wetland function will be maintained.

B. Handfield reviewed past land use on the property and areas of existing stockpiles noting part of the proposed activity is to clean up these stockpile areas. Clearing limits will be primarily to remove canopy trees, existing understory will be maintained where possible to provide a 50 ft. vegetated buffer to the wetland boundary. He noted that additional plantings will be added to delineate the buffer. He reviewed the grading and drainage plan and stormwater treatment design.

W. Thomas asked if there has been an environmental site assessment done and what type of roofing will be used. B. Handfield stated traditionally the assessments are done prior to purchase and there will be ornamental metal sections used in the roof.

W. Thomas asked if field testing for soil infiltration rates was conducted. B. Handfield replied more soil tests are scheduled.. He said the basins will not hold water permanently.

J. Wainscott asked if proposed sidewalk behind building B side could be kept to the east of the stone wall to maintain the wall. B. Handfield replied the location of 4 garden level apartments in building B and proximity to the living spaces was a factor in locating the sidewalk.

Commissioners asked if an invasive plant species management plan has been created. J. Sipperly noted it is not feasible to remove all of the greenbrier in the wetland.

D. Lersch asked if any pervious paving is being proposed to reduce impervious surface area.
B. Handfield replied the plan tries to disconnect impervious areas as much as possible.

The commission accepted the application for review.

C-20-20 247R Shore Road – New House – Michael C. & Karen C Doherty – Applicant, James Bernardo, LS Agent

James Bernardo, LS was available for the application. He noted that the property was part of a subdivision from the golf course and that the previously issued wetlands permit has expired and can no longer be renewed. He noted a soil scientist will be going to the site in the upcoming week to confirm that there have been no changes to the wetlands on the site. The proposed house will have a crawl space and not the originally proposed full foundation. The non-encroachment line will be marked with boulders and the driveway will be pitched to the north.

Motion: Motion made by W. Thomas, second by J. Wainscott to have staff prepare a draft permit using the previous subdivision permit as its basis.

Vote: 7-0

5. VIOLATIONS

14B Shore Road – Unauthorized Culvert Installation and Fill Placement within Wetlands and Watercourses – Notice of Violation November 12, 2020

The Commission discussed the required corrective actions and the proposed mitigation plan submitted. The Commission found that the required corrective actions have been met and mitigation will be achieved with the proposed enhancement plan for the man-made pond presented in the December 2, 2020 report from Ian Cole. Staff recommended a date for the plan submission to be May 31, 2021 and for plan implementation to be within 90 days of approval.

Motion: Motion made by W. Thomas, second by D. Lersch that the Commission finds the proposed corrective actions have been met and the wetland mitigation will be achieved with the proposed wetland enhancement plan. The enhancement plan is to be submitted to the Commission to the Commission by May 31, 201 and implemented within 90 days of approval.

Vote: 6-1-0

6. OTHER BUSINESS

No other business was discussed.

7. CORRESPONDENCE

No correspondence was discussed.

8. PAYMENT OF BILLS

Motion: Motion made by W. Thomas, second by J. Paterson to pay the bill for The Day, \$78.75.

Vote: 7-0

9. ADJOURNMENT

The meeting adjourned at 7:53 PM.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Katrina Kotfer", is written over a horizontal line.

Katrina Kotfer
Recording Secretary