

MEETING MINUTES

Conservation Commission

March 9, 2023 6:30 PM

Waterford Town Hall

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

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WATERFORD, CT
2023 MAR 15 P 2:00
ATTEST: *[Signature]*
TOWN CLERK

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

The meeting was called to order at 6:32 p.m. I. Plis was seated for the vacant seat.

2. **APPROVAL OF THE February 23, 2023 MEETING MINUTES**

Motion: Motion made by M. Keatley, second by D. Lersch to approve the February 23, 2023 meeting minutes.

Vote: 6-0-0

3. **NEW APPLICATIONS – None**

4. **APPLICATION REVIEW**

C-22-14, 109R & 131 Clark Lane, 47 Unit Residential Development, Leo J. & Mary P.T. Archambault, Trustees, Owner; Kingstown Properties, LLC, Applicant; David Held, P.E., L.S., Provost & Rovero, Inc., Agent-Review of Record

Commission members discussed the hearing record and the March 7, 2023 staff report. D. Lersch stated he sees no adverse impact to wetlands and watercourses and feels the spreader will work as designed. He does not feel channelization will occur and noted the applicant offered as a condition to inspect for erosion and repair eroded channels if needed. He does not believe tree mortality from hydrological conditions will be an issue and is in favor of connecting the Clark Lane run-off to the stormwater treatment system. He does not think a walking trail should be connected to the adjacent City of New London property as part of this application.

T. Maidelis noted he is in favor of the Clark Lane runoff being treated through the stormwater system and is not in favor of the walking trail.

I. Plis requested conditions be developed to ensure the level spreader is functioning and maintained over time and also does not favor a walking trail connecting to Bates Woods. She noted the removal of bittersweet needs to include treating the cut stems with herbicide.

W. Thomas noted he is in favor of treating the Clark Lane runoff through the stormwater system and recommended a bond be required for construction and performance monitoring of the basins. He recommended that all invasive species be cut and removed from the edge habitat during construction not just bittersweet vines.

R. Muckle noted he is in favor of treating the Clark Lane run-off and supported conditions requiring construction inspection and post-construction monitoring of the stormwater system and bonding of the basin. He noted he is not in favor of the walking trail.

The Commission discussed each standard and criteria for decision contained in Section 10.2 of the Waterford Inland Wetlands and Watercourses Regulations. Commissioners concurred the application has adequately addressed environmental impacts and feasible alternatives. The preferred alternative is to treat the Clark Lane run-off through the stormwater treatment system. Short term impacts associated with construction have been adequately addressed and 3rd party reviewer's comments have been addressed. The Commissioners concurred there are no direct impacts to wetlands or loss or degradation of wetland or watercourse resources and the applicant has agreed to enhance the wetland and upland review areas by removing invasive bittersweet vines. The Commissioners concurred the regulated activity will not have adverse impacts to abutting or downstream properties.

Commission members concurred the project is properly designed.
There were no other concerns or questions by commission members.

Motion: Motion made by W. Thomas, second by T. Maidelis to have staff prepare a draft permit with conditions of approval.

Vote: 6-0-0

C-22-15, 130R Great Neck Road, New construction single family home and outbuilding, Dan Russ, Owner; David Balfour, Applicant/Agent – Revised Plan

David and Pat Balfour were present and discussed the plan. Staff advised members that revised plans were submitted on March 8th after her memorandum completed on March 6th. The area of permanent and temporary wetland disturbance has changed to 1,086 sq. ft. and 1,226 sq. ft. respectively. Staff noted that @ 600 sq. ft. of the permanent fill is in an area previously filled for a permitted driveway access. Temporary wetland disturbance for utility installation will be returned to pre-construction grades.

Motion: Motion made by W. Thomas, second by I. Plis to have staff prepare draft permit with conditions.

The Commission reviewed conditions of approval in the staff memorandum dated March 6, 2023.

Vote: 5-0-1 (R. Muckle abstained)

5. VIOLATIONS

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

Staff reviewed the notice of restoration plan approval forwarded to the homeowner.

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

Staff reviewed the activity conducted and the notice of noncompliance. The people wishing to lease the property for an outdoor garden retail area started clearing the site and removed vegetation from a small wetland area. A zoning compliance application has been submitted to

operate the outdoor garden center but a plan for restoring the impacted wetland is needed and a wetland permit is required.

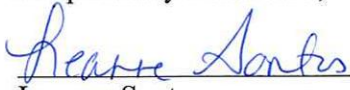
577 Vauxhall Street Extension: Unauthorized Activity Within Inland Wetlands & Watercourses
Staff reviewed the notice of noncompliance issued to the property owner.

6. ADJOURNMENT

Motion: Motion made by W. Thomas, second by M. Keatley to adjourn at 7:41 pm.

Vote: 6-0-0

Respectfully Submitted,



Leanne Santos
Recording Secretary