

MEETING MINUTES

Conservation Commission
December 8, 2022 6:30 PM
Waterford Town Hall

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

RECEIVED FOR RECORD
WATERFORD, CT
2022 DEC 14 P 2:03
ATTEST: David J. Santos
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

The meeting was called to order at 6:31p.m. I. Plis was seated for Geneva Renegar.

2. APPROVAL OF THE November 10, 2022 MEETING MINUTES

Motion: Motion made by T. Maidelis, second by D. Lersch to approve the November 10, 2022 meeting minutes.

Vote: 5-0-1 (M. Keatley, abstained)

3. NEW APPLICATIONS

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

Attorney Mark Branse and David Held, P.E., L.S. of Provost & Rovero, Inc., were present for the applicant and gave a brief overview of the proposed 47 unit residential development. Attorney Branse indicated that they were submitting to Planning and Zoning under Public Act 8-30g and that he had emailed the surrounding neighbors notifying them that his client was submitting the inland wetland permit application at the December 8, 2022 Conservation Commission meeting. He provided a copy of the email to the commission members and staff. Attorney Branse requested a public hearing be conducted at the January 26, 2023 meeting, under section 9.1 of the Inland Wetlands and Watercourses Regulations, in the interest of the public.

D. Held gave an overview of the development plan. There are two access points off Clark Lane, the southern serving as a one-way in, the northern a two-way access. He gave a brief summary of the storm water treatment system. The water quality flow is directed to a bio-retention basin by a weir-controlled structure. All stormwater flows are controlled through a detention basin before discharge to on-site wetlands. No increase in peak flows are proposed. A 50 ft. wide vegetated setback from wetlands is provided. Attorney Branse stated the property maintenance will be the responsibility of the single owner of the property. It has not yet been determined if units will be for sale or for rent. The units are pre-manufactured, assembled on site and will be placed on a slab. The time line for the project completion is expected to be eighteen months.

D. Held referred to alternates considered in developing the preferred design. Two alternate designs considered and dismissed are provided in the application submittal. He reviewed the construction sequence and erosion and sediment control plan. A temporary sediment basin will be constructed in the location of the permanent stormwater basin to control construction run-off.

Motion: Motion made by T. Maidelis, second by M. Keatley to hold a public hearing in the interest of the public, to be conducted on January 26, 2023, under section 9.1 of the Inland Wetlands and Watercourses Regulations.

Discussion: Commission members discussed whether there is a significant impact to inland wetlands, and noted that without more detail regarding the project and the site, it is hard to determine if there are significant impacts at this time. Attorney Branse noted he does see what activity would constitute a significant impact. A 50 ft. wetland setback has been provided, there are no direct impacts to inland wetlands and the only impact within 50 ft. of the wetland is the basin outlet. The site had previously received a permit for a 3-story assisted living facility.

Vote on Motion: 6-0-0

4. APPLICATION REVIEW

C-22-9, 21 Gurley Road, Commercial Office and Warehouse Complex, Stone Ridge R E, LLC, Owner & Applicant, CLA Engineers, Agent

Staff reviewed the draft permit with the commission. W. Thomas recommended special condition #7 be amended to require sample collection within the first 4 hours of storm event and special condition #8 be amended to include a provision that monitoring continue for 3 years following project completion, provided the results demonstrate performance of the water quality basins and no adverse impact to the stream. Commission members reviewed and concurred with the factors of consideration stated in the permit.

Motion: Motion made by D. Lersch, second by T. Maidelis to approve the permit with modifications as discussed.

Vote: 5-0-1 (M. Keatley abstained)

C-22-12, 23 Spithead Road, New construction of single home, Curtis C. & Urusla M. Carboni, Owner & Applicant, John Paul Mereen (Gerwick-Mereen, LLC), Agent

Staff reviewed the draft permit with the commission.

Motion: Motion made by W. Thomas, second by I. Plis to approve the permit as written.

Vote: 6-0-0

C-22-13, 314 Rope Ferry Road, Installation of driveway, Dominion Energy Inc., Owner, Paul Anderson (Millstone Power Station), Applicant

Staff reviewed the draft permit.

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

Vote: 6-0-0

5. VIOLATIONS – no discussion

6. OTHER BUSINESS – no discussion

7. ADJOURNMENT

Motion: Motion made by I. Plis, second by W. Thomas to adjourn at 7:23pm.

Vote: 6-0-0

Respectfully Submitted,



Leanne Santos, Recording Secretary