

MEETING MINUTES

Conservation Commission
October 27, 2022 6:30 PM
Waterford Town Hall

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

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WATERFORD, CT
2022 NOV - 2 P 1:12
ATTEST: *Bud Bray*
TOWN CLERK

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

The meeting was called to order at 6:34p.m. I. Plis was seated for the vacant seat.

2. APPROVAL OF THE October 13, 2022 MEETING MINUTES

Motion: Motion made by T. Maidelis, second by D. Lersch to approve the October 13, 2022 meeting minutes.

Vote: 5-0-0

3. PUBLIC HEARING - Continued

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

R. Muckle, Chairman opened the public hearing. Attorney W. Sweeney, counsel for applicant and Ellen Bartlett PE. (CLA Engineers) were present for the applicant. Staff noted the exhibit list has been updated to include the responses to comments submitted by CLA Engineers as exhibits 16 and 17.

Attorney Sweeney spoke briefly about the third party review submitted from Trinkaus Engineering, LLC and the extension granted in order to address the comments. Revisions were made to the plans to address the suggestions and comments. He also noted they have had positive communications with one of the directors of Save the River Save the Hills.

E. Bartlett PE. of CLA Engineers presented a summary of the plan modifications and responses to comments from the September 22, 2022 public hearing. The drainage calculations have been revised using the TR-55 method. In response to the public concerns of flooding along the stream and potential impact to a shallow well, E. Bartlett submitted a comparison of the existing to the proposed storm run-off volumes contributing to the stream for the 2-year through 100-year storm events. She noted that the basins are over-sized and provide detention and retention which reduce the volume of run-off as well as peak flows. (Entered spreadsheet with calculations into the record as Exhibit #18).

E. Bartlett addressed comments from the Trinkaus Engineering report. She stated the topography has been verified in the field and 31 test holes were logged. Permeability test results were submitted. The bottom of all the basins are at or near seasonal high groundwater levels so

basin plantings will be supported. She stated that basins will infiltrate and recharge groundwater and additional pavement will not be needed for parking or truck circulation.

E. Bartlett reviewed the revisions made to the drainage report in response to comments. In-flow and outflow summary sheets for the basins were added, groundwater recharge calculations were completed and exceed the required recharge volume. The plans were revised based on recommendations from the report including increased depth of the temporary sediment traps, increased depth of basin forebays, inclusion of a reverse bench in the eastern cut slope and a curtain drain along a portion of the top of slope. Elevations of the rip-rap outlets were added to sheet 3. Fore bays have all been reconfigured for depths ranging from 4 to 8 feet and inlets and outlets have been reconfigured to maximize the travel time. E. Bartlett noted she could not find the study Mr. Trinkaus referenced from North Carolina State University regarding roof run-off pre-treatment. She stated that there will be no roof top units on the buildings for this project and the metal roofs will be treated with an elastomeric coating. E. Bartlett noted there are 4 feet of native soils between the infiltration chambers and seasonal groundwater elevation that will filter run-off. The plans have been revised to include pre-treatment of roof run-off through rain gardens with standpipes and the first row of infiltrators are wrapped in filter fabric. E. Bartlett stated they have made all the physical changes to the plans to address the concerns in the Trinkaus report. They have provided extra stormwater treatment to buildings 1 and 2. Run-off from buildings 3, 4 and 5 flows to a man-made wetland in the center of site, which provides natural storage and detention, after being treated through a series of treatment train components. (Revised drainage report entered as Exhibit #19, revised plans discussed entered as Exhibit #20).

Chairman R. Muckle opened the floor for questions from commission members.

I. Plis noted the concerns about pollutants reaching the Niantic River and flooding have been addressed. She asked how the roadway run-off is treated.

E. Bartlett reviewed the drainage collection and treatment systems on site, and that each basin will retain the 2-year storm, which is 3.45 inches of rain. The project will include installing sewer 1000 feet up Oil Mill Road and 500 feet up Gurley Road, there will be no septic systems on the site.

Attorney Sweeney referred to the October 7, 2022 letter (Exhibit 11) responding to potential bacterial loading. The project does not direct flow from the development into the stream or utilizing on-site septic systems. The project is designed to protect the perennial stream.

D. Lersch asked for a definition to the term "storm water wetland" used. E. Bartlett responded the CT DEEP storm water manual includes 4 different examples of stormwater wetlands, but she does not use that term in the design. The basins are hybrids based on the site conditions.

D. Lersch asked about the potential for sediment basin failure during construction referenced in the comments. E. Bartlett stated the basins are sized to contain 2 times the predicted sediment volumes and they do not anticipate failure.

R. Muckle asked if the run off from I 95 can be mitigated. E. Bartlett stated the highway run off goes to a paved swale and is not on the project site. They cannot do anything about that run-off.

Staff asked E. Bartlett to clarify for the record if there will be down stream flood impacts and what type of stormwater basin is proposed. E. Bartlett states she feels there will be no down stream impacts from this development. The basins intercept seasonal high groundwater

elevation and the soils are well drained. The basin functions as a wet bottom infiltration basin. Staff asked E. Bartlett to provide an estimated exfiltration rate for the basins for the record and to assist with long-term maintenance. E. Bartlett said she will provide the estimate but thinks it will be a 2 to 3 day time frame. Attorney Sweeney stated they can provide that. Staff asked how the provision of no outdoor storage of materials will be enforced. Attorney Sweeney stated it is not permitted through zoning, but they could include a provision in the agreements/lease.

Chairman R. Muckle opened the floor to public comment, asked three times if anyone would like to speak in favor of the application. No one spoke.

Chairman R. Muckle asked three times if anyone would like to speak that is not in favor of the application. No one spoke.

Motion: Motion made by W. Thomas, second by I. Plis to close the public hearing.
Vote: 5-0-0

Motion: Motion made by T. Maidelis, second by W. Thomas to take a five minute recess.
Vote: 5-0-0

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 will prepare a review of the public hearing record for the commission to review at the next meeting. The request for an estimate of the rate of exfiltration from the basins was discussed by the Commission. Staff clarified she is looking for a general rate of discharge from the basin to substantiate the basins will drain within 2 to 3 days.

5. NEW APPLICATIONS

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 explained this is a re-submittal of a previously approved plan under permit #06-07 that has since expired. No changes are proposed in the regulated activity. Staff will visit site to review and report to the commission at the November 10, 2022 meeting.

6. VIOLATIONS

1122, 1124 Hartford Turnpike, Unauthorized fill, grading & deposition of materials adjacent to inland wetlands.

Staff reported most of the plantings are complete, boulders need to be placed. She believes the owner will satisfy the October 30, 2022 deadline and will have a report at the November 10, 2022 meeting.

7. OTHER BUSINESS

72 Spithead Road, Review shed authorization.

Motion: Motion made by D. Lersch, second by T. Maidelis, that the shed does not involve regulated inland wetland activity and to concur with staff approval.

Vote: 5-0-0

Conservation Annual Report (7/1/2021-6/30/22), Staff and commission reviewed the report.

Motion: Motion made by W. Thomas, second by T. Maidelis to approve the Annual Report.

Vote: 5-0-0

Conservation Commission Annual Budget 2023-2024, Staff and commission reviewed the draft budget.

Motion: Motion made by W. Thomas, second by T. Maidelis to approve the 2023-2024 Commission budget as written.

Vote: 5-0-0

8. CORRESPONDENCE - None

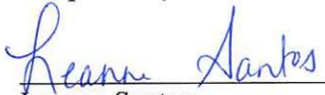
9. CONSERVATION OUTREACH

10. ADJOURNMENT

Motion: Motion made by I. Plis, second by T. Maidelis to adjourn at 8:03pm.

Vote: 5-0-0

Respectfully Submitted,



Leanne Santos
Recording Secretary