

MEETING MINUTES

Conservation Commission
August 25, 2022 6:30 PM
Waterford Town Hall

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

2022 AUG 31 PM 2:01

RECEIVED
TOWN OF WATERFORD, CT

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

W. Thomas sat as chair and called the meeting to order at 6:30p.m. B. Bray was seated for D. Lersch, I. Plis was seated for T. Maidelis.

2. APPROVAL OF THE August 11, 2022 MEETING MINUTES

Motion: Motion made by I. Plis, second by M. Keatley to approve the August 11, 2022 meeting minutes.

Vote: 4-0-1(G. Renegar abstained)

3. APPLICATION REVIEW

C-22-7, 48 Great Neck Road, Condominium Development, Adams Builders LLC, Owner & Applicant, Joe Wren PE (Indigo Land Design), Agent

Staff received an email from the agent J. Wren summarizing the status of soil testing and plan revisions. Updated information is proposed to be submitted by the end of the following week.

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

Attorney William Sweeney was present to represent Stone Ridge R E, LLC. The commission has received a petition to conduct a public hearing on this application. The Commission scheduled a public hearing for September 22, 2022.

4. NEW APPLICATIONS

C-22-10, 184 Boston Post Road, Civic Triangle Pond, Universal Access & Pond Improvements, Town of Waterford, Owner & Applicant, Kent + Frost Landscape Architecture, LLC, Agent

Chad Frost of Kent + Frost Landscape Architecture, LLC presented an overview of the project. The goal of the project is to provide universal accessibility around the pond and to the bathrooms, and improvements to the pond and water quality. The path is proposed to be concrete over the existing lawn areas and an elevated boardwalk on the east side where functional wetlands occur. Wet lawn areas will be enhanced with native pollinator plantings. Excavation of sediment from the pond will improve pond depth and water quality. Sediment testing indicated areas of contamination. The organic contaminated material will need to be dredged and de-watered on site prior to disposal at an off-site approved facility. Underlying material is sand and gravel and will be de-watered on the south side of the pond.

W. Thomas asked if an Army Corps permit is required. C. Frost noted they are working on coordinating with the Corps of Engineers and expects that process to take some time. A full project presentation will be provided for the next meeting.

5. VIOLATIONS

1122, 1124 Hartford Turnpike: Unauthorized fill, grading & deposition of materials adjacent to inland wetlands. Notice of Violation issued May 26, 2022.

Staff reported that a revised buffer restoration plan has been submitted incorporating the conditions of Commission approval. The restoration is to be completed by October 30, 2022.

6. OTHER BUSINESS

134 Shore Road, Proposed section 4.1.d yard maintenance adjacent to stream.

Staff reviewed the request of the property owner to place topsoil in low areas and maintain the land as lawn. The amount of fil is minimal and will not alter the channel embankment or affect inland wetlands. The topsoil is proposed to be placed by hand tools.

Motion: Motion made by B. Bray, second by G. Renegar that the activity meets the criteria for maintenance under Section 4.1.d of the Inland Wetlands and Watercourses Regulations.

Vote: 5-0-0

1002R Vauxhall Street Ext., Proposed section 4.1a timber harvest

Staff reviewed the proposed timber harvest and temporary wetland crossings indicated on a site aerial map. The temporary crossings are proposed to be timber mats or temporary bridges.

B. Bray raised concerns about the location of the wetland crossings and potential impacts to wetlands from erosion. Staff stated she will contact the agent to conduct a review of the crossing location. W. Thomas stated the activity is a permitted use as a right.

Motion: Motion made by G. Renegar, second by B. Bray that proposed timber harvest is permitted as of right under Section 4.1a of the Inland Wetlands and Watercourses Regulations.

Vote: 5-0-0

47 Great Neck Road, P&Z referral, subdivision of property

Staff reviewed the subdivision referral with the Commission, noting it is required by Planning & Zoning regulations. The Commission members agreed the subdivision of the lot does not impact wetlands. Future development on the lots may require an inland wetland permit for regulated activities.

7. ADJOURNMENT

Motion: Motion to adjourn made by G. Renegar, second by M. Keatley to adjourn at 7:43 pm.

Vote: 5-0-0

Respectfully Submitted,



Leanne Santos
Recording Secretary