

MEETING MINUTES

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

RECEIVED FOR RECORD
WATERBURY, CT

2020 SEP 17 PM 3:02

Members Present: Dave Lersch, Tali Maidelis, Richard Muckle, Jessica Patterson, Geneva Renegar, Michael Stankov and Wade Thomas
Members Absent: None
Alternates Present: Ivy Plis and Julie Wainscott (1 Vacancy)
Staff Present: Robert Avena, Town Attorney
Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:32 p.m. and welcomed Jessica Patterson as a regular member and Ivy Plis as an alternate member.

2. APPROVAL of the August 27, 2020 MEETING MINUTES

Motion: Motion made by D. Lersch, second by T. Maidelis to approve the August 27, 2020 meeting minutes.

Vote: 5-0-2 (G. Renegar and M. Stankov did not attend meeting)

3. APPLICATION REVIEW

C-20-15 140 Waterford Parkway South – Concrete Products Manufacturing and Outdoor Storage – Fabcon Precast, Applicant, Mathon Fund I LLC, Owner, Loureiro, Agent

Seamus Moran, PE, Clint Brown, PE and Jeff Prince were available at the meeting.

R. Muckle asked the Commissioners if they had any questions to ask of the applicant before the applicant reviewed his responses to staff comments.

Commission members questioned increased truck traffic on Parkway South and potential impacts to Jordan Brook from sediment, vehicle accidents or spills and who would be responsible for any problems.

J. Prince replied that there will be a truck wash station on the property during construction and post-construction the site is subject to measures and monitoring associated with the State Industrial Stormwater permit and pollution prevention plan. He questioned the volume of truck traffic crossing the brook on Parkway South versus truck volume on I-95 which also crosses Jordan Brook.

In response to a question on the infiltration basin function, S. Moran noted the design infiltration rate is 1.5 inch/hour and the basins would drain 2.5 feet of storage within 20 hours.

S. Moran presented revisions to the plans in response to comments and reviews from the project wetland scientist and herpetologist. He noted water quality separators and units were added to the stormwater management plan along with maintenance notes. The outlet from basin E2 was revised and basin plantings and seed mixtures modified, habitat enhancement notes were added for vernal pool 1, wildlife barriers are depicted and a conservation easement has been shown along both east and west sides of Jordan Brook. S. Moran noted that not all changes have been completed on the plan set to date.

S. Moran noted follow-up review letters were submitted by J. Cowen and D. Quinn and their recommendations have been incorporated into the plans.

Commission members discussed the turtle conservation measures and noted they are required by the State of CT.

M. Stankov left the meeting at 7:02 pm and J. Wainscott was seated for M. Stankov.

S. Moran reviewed in detail his letter dated September 10, 2020 in response to staff comments dated September 4, 2020.

D. Lersch asked S. Moran if he foresees any challenges to addressing the remaining comments, or in getting approval from DEEP for activity proposed on the landfill. He noted a State agency action should not hold up the time frame for the Commission action. Staff noted the activity on the landfill does not involve regulated activities under the inland wetlands and watercourses regulations. S. Moran replied the only remaining question is the storage yard run-off calculations.

R. Muckle asked if the gantry lanes are now covered with 3 ½ inches of crushed stone. S. Moran replied yes, 3½ inches of processed aggregate is proposed over the entire storage yard per the recommendations of the geotechnical report. J. Prince noted that the storage yard will be built as needed as it is populated with stored panels.

R. Muckle asked if the catch basins in the paved road through the storage area are adequate to accept the anticipated run-off. S. Moran reviewed the storage yard drainage and noted that not all the run-off from the storage yard will be collected in the roadway.

R. Muckle asked if there was a demonstration video available showing the proposed gantries in use. J. Prince replied they would make a presentation video available to the Commission.

R. Muckle asked if the Commission would conduct a public hearing for this application. D. Lersch asked if any petitions were received or interest from the public. Attorney R. Avena stated that the Commission has received one email from a Mr. Ferry, a resident of the retirement village west of the project. He noted the concerns stated in the email are related to issues with traffic, noise, hours of operation, impact on the quality of life and the environment. Attorney Avena explained the project requires a special permit from the Planning & Zoning Commission which requires a public hearing. There will be a public hearing on this application. The Planning & Zoning special permit criteria includes the issues that Mr. Ferry raised in his email.

Attorney Avena referenced Section 9.1 of the Inland Wetland & Watercourses regulations regarding public hearings and the other factors the Commission must consider. Commissioners discussed if the proposed project was a significant impact on the waterway or if there was public interest that warranted a public hearing.

Motion: Motion made by W. Thomas, second by G. Renegar that this proposal as submitted would not have a significant impact on wetlands and watercourses and does not need a public hearing under Section 9.1 of the Town of Waterford Inland Wetlands and Watercourses Regulations.

Vote: 6-0-1 (T. Maidelis abstained from the vote)

The application review was continued to the next regularly scheduled meeting on Thursday, September 24, 2020.

C-20-16 170 Rope Ferry Road – Two Lot Re-subdivision, St. Paul Catholic Church Corporation, Owner & Applicant, Florek Surveying, LLC Agent

R. Muckle recused himself from the proceeding, asked T. Maidelis to chair the remainder of the meeting and left the meeting.

B. Florek was available for questions.

Staff gave an overview of the proposed subdivision, the site wetlands and past quarrying, and the findings of the wetland report that the wetland pockets near the proposed development did not contain spotted salamander egg masses.

I. Plis was seated for R. Muckle.

Motion: Motion made by W. Thomas, second by J. Wainscott to have staff prepare a draft permit for the next meeting

Vote: 7-0

4. NEW APPLICATIONS

No new applications were received.

5. VIOLATIONS

No violations were reported.

6. CORRESPONDENCE

No correspondence was discussed.

7. PAYMENT OF BILLS

Motion: Motion made by W. Thomas, second by D. Lersch, to pay the renewal for CACIWC \$75.00 and the bill from The Day \$90.05.

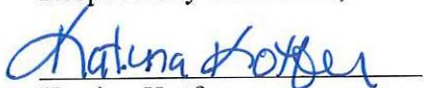
Vote: 7-0

8. ADJOURNMENT

Motion: Motion made by W. Thomas, second by D. Lersch, to adjourn at 7:57 p.m.

Vote: 7-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary