

MEETING MINUTES

Conservation Commission
August 26, 2020
6:30 PM
Zoom Remote Access Only

RECEIVED FOR RECORD
WATERFORD, CT

2020 SEP -3 AM 10:31

Members Present: Dave Lersch, Tali Maidelis, Richard Muckle and Wade Thomas
(1 Vacancy)
Members Absent: Geneva Renegar and Michael Stankov (notified)
Alternates Present: Julie Wainscott (1 Vacancy)
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

R. Muckle called the meeting to order at 6:30 p.m. Julie Wainscott was seated for G. Renegar.

2. APPROVAL of the August 19, 2020 MEETING MINUTES

Motion: Motion made by T. Maidelis, second by D. Lersch to approve the August 19, 2020 meeting minutes.

Vote: 5-0

3. APPLICATION REVIEW

C-20-14 14B & 18 Shore Road – Driveway Construction – David C. Mortimer, Owner & Applicant, Killingly Engineering Associates, Agent: Review Draft Permit

Motion: Motion made by D. Lersch, second by W. Thomas to approve the draft permit.

Vote: 5-0

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.

T. Maidelis inquired what measures are proposed to control particulate emissions from the building. J. Prince noted there is no effluent from the building, concrete mixing occurs within the building. HEPA filters and dust collectors are directly connected to the cement mixers and silos.

Commission members asked about the information in the geotechnical report submitted. J. Prince summarized the on-site gravel was found suitable for building construction, no groundwater encountered except in some of the deeper excavation areas. The investigation did not find any outstanding issues on the property.

D. Lersch voiced concerns with the increase in truck traffic on Waterford Parkway South from the facility and potential impacts to Jordan Brook water quality from increased pollutants on the roadway and in the roadway run-off. J. Prince estimated 30-50 trucks per day would enter and exit the site. He noted that Parkway South crosses Jordan Brook on the adjacent property at Coca Cola.

D. Lersch also questioned the impacts of site stormwater discharge to flows in Jordan Brook and potential channel erosion. S. Moran replied that there is no discharge from the basins up to the 10-yr storm event and less than 1 cfs discharge up to the 25-yr storm event. Staff requested

the capacity of the basins and the discharges for each modeled storm event be summarized in a table for the Commission to review.

R. Muckle asked if the perimeter road in the storage yard is paved or un-paved and what surface treatment is proposed to control dust and sediment from the storage yard. S. Moran replied the perimeter road is paved and the storage yard surface is gravel, using the on-site gravel deposits. R. Muckle noted crushed stone to be better for controlling sediment. J. Prince said the geotechnical engineer is reviewing this with a potential upper layer of trap-rock, but the cost may exceed a million dollars.

Staff requested the response from the Natural Diversity Database be submitted to the application record and asked if the recommended mitigation measures for protecting turtles and ribbon snake species were going to be incorporated into the site plan. Follow-up reports from the project scientists were requested addressing how the proposed plan meets their recommended actions. Items to address include the location and extent of the conservation area, the impact of the project on the identified vernal pool area east of the site, the impacts of the site development on the Jordan Brook fishery, and what activity is proposed on the east side of Jordan Brook riparian corridor.

Staff questioned if the site had been evaluated for past pollution and the status of the landfill. J. Prince noted that a Phase I assessment was completed by Haley & Aldridge and it indicated that there are no outstanding issues. Staff requested that the executive summary from the report be submitted. Staff asked if placing fill on the closed landfill would be allowed, as the eastern fill slope is extending into the western portion of the landfill.

An overlay of the site development on an aerial photograph of the project area was requested to help the Commission during site walk and evaluation of application materials.

S. Moran asked what the statutory requirements are for a hearing, voting and determination by the Commission. Staff noted the application was received on August 6th, and the Commission has 65 days. The Commission has not received a petition from the public demanding a public hearing on the application. The Commission has to determine if the project is a significant impact activity thereby requiring a public hearing or if the activity is in the public interest to hold a hearing. S. Moran stated if a hearing is required, the applicants would like to hold one before the 65 days.

R. Muckle said the Commission will be diligent in research and discussions of the proposal and process the application as expeditiously as possible.

The application is continued to the next regularly scheduled meeting on Thursday, September 10, 2020.

4. NEW APPLICATIONS

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

Brian Florek, LS was available for participation. B. Florek reviewed the property, the owner is looking to subdivide the existing property into two parcels. The property is an old quarry area.

The proposed footprint for the house and septic system are shown and are conceptual. Staff noted that the site contains activity within the 100 ft. upland review area and therefore must come before the wetlands agency. R. Muckle noted that he will recuse himself from voting on this application. The Commission accepted the application for review.

5. VIOLATIONS

No violations were reported.

6. CONSERVATION COMMISSION TASKS

The Commission discussed resuming work on establishing values and a matrix to evaluate open space land.

7. CORRESPONDENCE

No correspondence was discussed.

8. PAYMENT OF BILLS

No bills were received.

9. ADJOURNMENT

Motion: Motion made by J. Wainscott, second by T. Maidelis, to adjourn at 7:24 p.m.

Vote: 5-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary