

## MEETING MINUTES

Conservation Commission

April 13, 2023 6:30 PM

Waterford Town Hall

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

TESTE: *Daryl J. Campbell*  
TOWN CLERK

2023 APR 18 P 2:23

RECEIVED FOR RECORD  
WATERFORD, CT

### 1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

The meeting was called to order at 6:37 p.m. I. Plis was seated for the vacant seat.

### 2. APPROVAL OF THE March 23, 2023 MEETING MINUTES

**Motion:** Motion made by D. Lersch, second by T. Maidelis to approve the March 23, 2023 meeting minutes.

**Vote:** 4-0-0

### 3. APPLICATION REVIEW

#### C-22-18, 93 Shore Road, Modification of Permit #C-14-9 Non-Encroachment Line, Jose Espinosa, Owner/Applicant

Jose Espinosa was present and discussed his application. D. Lersch asked for clarification on the proposed modification to the non-encroachment line. Mr. Espinosa replied the modification measures 18 feet off the southeast corner of the house, leaving 2-3 feet distance to the wetlands. He plans to build a low retaining wall and bring up the grade in his lawn at that location to access the rear of the house. D. Lersch asked if any trees are proposed to be cut. Mr. Espinosa replied he would like to remove 2 trees from the non-encroachment area south of the house due to safety reasons and they are not in the wetlands.

T. Maidelis recommended the permit modification include authorization for the retaining wall and the removal of the trees from the non-encroachment area south of the house. Staff will prepare a draft permit modification authorization for review at the next meeting.

#### C-22-17, 189R Old Colchester Road, Pond Construction, Joseph Assard, Owner/Applicant

The Commission reviewed revised detail specifications for the embankment construction. The top of embankment is 6 feet wide, the base 20 feet wide with 2:1 slopes per specifications in the CT Erosion & Sediment Control guidelines. Mr. Assard reviewed photos on his cell phone of the stream channel and adjacent embankments with the Commission. D. Lersch asked the applicant what his intention was for the pond and if any trees would be removed. J. Assard stated he wants an area of open water for wildlife habitat. He proposes to cut small brush in the ponded area upstream of the berm in an area approximately 1 acre in size.

The Commission reviewed a draft permit prepared by staff for the activity.

**Motion:** Made by D. Lersch, second by I. Plis to approve the draft permit #C-22-17.

**Vote:** 4-0-0

### 4. NEW APPLICATIONS

#### C-23-1, 26 Nichols Lane, Addition and garage, Bruce & Susan Chudwick, Owner/Applicant

B. Chudwick was present and discussed the proposal to add on to the home, making it a full time residence and construct a detached garage. The parcel is entirely within the 100 ft. upland review area. B. Chudwick clarified that no wetlands would be disturbed and the existing treeline will be maintained.

He explained the proposed garage will be 1.5 bays and constructed on the footprint of an existing gravel driveway. T. Maidelis asked how far the garage will be from the wetlands. Staff responded 8 feet off of the southeast corner, 10 feet off of flag #10. T. Maidelis expressed concerns about oil/gas leakage from garage entering the wetland. B. Chudwick replied he does not feel this will be an issue. The Commission accepted the application. Staff will prepare findings.

T. Maidelis excused himself from the meeting @ 7:20pm.

**5. VIOLATIONS**

**407 Boston Post Road: Unauthorized Fill Within and Adjacent to Inland Wetlands & Watercourses**  
Corrective actions are due to be complete May 30, 2023.

**47 Great Neck Road: Unauthorized Activity Within Inland Wetlands & Watercourses**

Staff reviewed a restoration plan with Commission members. Staff will issue an approval letter requiring the restoration to be complete by May 30, 2023.

**577 Vauxhall Street Extension: Unauthorized Activity Within Inland Wetlands & Watercourses**

A restoration plan is required to be submitted.

**6. OTHER BUSINESS**

**61 & 61A Myrock Ave., Request for determination of no regulated activity; Sig Con Associates, LLC, Applicant**

No discussion as there were no longer enough members present to form a quorum. Tabled to the next meeting.

**In series transfer:**

From: 10114-52031 Planning Services

To: 10114-52010 Advertising \$750

Tabled to the next meeting.

**7. ADJOURNMENT**

**Motion:** Motion made by D. Lersch, second by I. Plis to adjourn at 7:40 pm.

**Vote:** 3-0-0

Respectfully Submitted,



Leanne Santos

Recording Secretary