

MEETING MINUTES

Conservation Commission
November 9, 2023, 6:30 PM
Auditorium, Waterford Town Hall

Members Present: Matthew Keatley, Dave Lersch, Tali Maidelis, Rich Muckle, Wade Thomas
Members Absent: Geneva Renegar (notified), (1 vacancy)
Alternates Absent: Ivy Plis (notified), (2 vacancies)
Staff Present: Maureen FitzGerald, Environmental Planner; Kim Powell, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

The meeting was called to order by Chairman Muckle at 6:30 PM.

2. APPROVAL OF THE October 26, 2023 Meeting Minutes

Motion: Made by M. Keatley and seconded by W. Thomas to approve the October 26, 2023 minutes.

Vote: 3-0-2 R. Muckle and T. Maidelis abstained.

3. NEW APPLICATIONS

No new applications received.

4. APPLICATION REVIEW

C-23-8: 33 Kenyon Road, New Construction; Congregation Beth El Temple, Inc. - Applicant, Wayne S. Garrick, AIA – Agent

Staff reviewed a letter from the applicant's agent W. Garrick received 11/8/23 requesting and consenting to an extension of the application review period up to 65 days from December 1, 2023. Staff explained the applicant is working on revised plans. The Commission agreed to the request.

C-23-9: 295 & 313 Willetts Ave.; 16 & 18 Boston Post Road - Proposed hotel and associated parking and storm water management systems; Woodsprings Suites – Applicant, CLA Engineers, Inc. – Agent

Ellen Bartlett, P.E. and Bob Russo, Soil Scientist from CLA Engineers, Inc presented the application. Plan sheets 2A and 13 high-lighted with colors were distributed to the Commission for discussion of the existing and proposed conditions.

E. Bartlett explained the project area consists of 4 parcels which will be combined if the project is approved. The site is 4.8 acres and includes 0.6 acres of wetlands. The property is zoned commercial. Existing buildings on the lot will be removed. The proposed hotel is a four story building with 122 efficiency rooms. The parking meets the zoning regulations to accommodate 1 car per room and 7 employees. Due to traffic issues, the main entrance is

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TOWN CLERK

proposed from Boston Post Road and emergency vehicle access will be from Willetts Avenue. The building will be on public water and sewer. Stormwater run-off from the building roof is directed to an underground infiltration system designed to contain up to the 100-year storm event. Infiltration tests were performed on the site.

Two storm water basins are proposed and are designed to exceed the ESC Guidelines for temporary sediment traps. The basins will be converted to permanent stormwater quality basins. Basin 1 contains up to the 5-yr storm event; basin 2 contains up to the 25-yr storm event. Basin design exceeds the CT Stormwater Quality Manual recommendations for water quality volume by more than 3 times the volume. E. Bartlett stated the stormwater treatment system provides greater than 99% pollutant removal. The basins will be fenced and have gates for maintenance access. A guardrail will be added in the parking lot.

B. Russo reviewed the wetland location and described it as an isolated pocket, not connected to any other wetlands in the area. He reviewed the vegetation observed in the wetland, noting there are a lot of invasive species. He described the wetland function include stormwater renovation and local wildlife habitat. There are no direct impacts to the wetland. Grading is proposed on the eastern edge. During and after construction erosion controls and stormwater controls will be in place to protect the wetland. He noted that they have received review comments from staff and will address them.

W. Thomas suggested a bionet – type control netting used for temporary slope stabilization instead of polypropylene. He requested isolator rows be added in the subsurface infiltration design.

E. Bartlett will add isolator rows to provide infiltration and runoff protection and pollutant removal. This will provide easier cleaning and maintenance.

Commission members requested clarification regarding the wetland wildlife functions. Mr. Russo clarified the wetland is too small for a lot of wildlife. It is about 6-8” deep in the spring and then dries up. The wildlife population includes green frogs and common backyard birds. He did not see any ducks, heron, salamanders, bullfrogs or snakes in the area. The silt fence barriers and temporary swale proposed will protect the wildlife existing in the wetland area.

Revised plans will be submitted prior to the next scheduled meeting.

C-23-10: 52 Gurley Road - Stream channel restoration – Owner/Applicant, Jeff Reagan
Review Draft Permit

Motion: Made by W. Thomas and seconded by M. Keatley to approve the draft permit as presented.

Vote: 4-0-1 T. Maidelis abstained.

C-23-11: 49 Niantic River Road – Modify portion of non-encroachment area –
Owner/Applicant Steven and Cheryl Heard - Review Draft Permit

Staff reviewed the history of the requested modification with the Commission and the revised plan submitted at the October 26 meeting. W. Thomas explained the modifications were for site line for the rear of the property and maintenance reasons.

Motion: Made by W. Thomas and seconded by M. Keatley to approve the draft permit as presented application.

Vote: 4-0-1 T. Maidelis abstained.

5. VIOLATIONS

577 Vauxhall Street Extension: Notice of Violation & Corrective Actions - Issued 6-14-23 Unauthorized Activity within Inland Wetlands & Watercourses, Restoration required by 11-1-23.

Staff reviewed photographs of the wetland restoration area and reported the work is almost complete. The homeowner has requested more time to finish the removal of stone.

Motion: Made by T. Maidelis and seconded by W. Thomas to extend the time to complete the restoration to December 7, 2023 the next Commission meeting.

Vote: 5-0-0

6. OTHER BUSINESS

There was no other business.

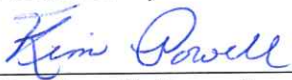
7. CORRESPONDENCE

None received

8. ADJOURNMENT

Motion: Made by W. Thomas and seconded by T. Maidelis to adjourn at 7:16 PM.

Submitted By:



Kim Powell, Recording Secretary