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16 OCT 26 AM 9:33

MEETING MINUTES

ATTEST: *David L. Campo*
TOWN October 20, 2016
7:00 PM

Waterford Conservation Commission
Waterford Town Hall

Members Present: Henry Curtis, Harold Hansen, David Lersch, Tali Maidelis,
Richard Muckle, John McSweeney and Jeff Sims
Alternates Absent: Joshua Steele Kelly and Wade Thomas (notified absence),
1 vacancy
Staff Present: Maureen FitzGerald, Environmental Planner
Katrina Kotfer, Recording Secretary

1. CALL TO ORDER AND APPOINTMENT OF ALTERNATES

Chair J. Sims called the meeting to order at 7:02 p.m. No alternates were present.

2. APPROVAL OF THE October 6, 2016 MEETING MINUTES

Motion: Motion made by T. Maidelis, seconded by J. McSweeney, to approve the minutes of the October 6, 2016 meeting as written.

Vote: 6-0-1 (D. Lersch abstained, did not attend meeting)

3. APPLICATION REVIEW

No applications were discussed.

4. NEW APPLICATION

C-16-12 61 Daniels Avenue – Modify Non Encroachment Line in Permit 06-11 –Sunmar/RAF Builders – Applicant & Owner

Staff noted that this application has been submitted as a non-encroachment area restoration plan in response to a Notice of Violation issued for unauthorized clearing activity on 61 Daniels Avenue. No wetlands are proposed to be altered; the applicant is proposing to move the driveway location closer to the wetlands to avoid a ledge outcrop. The originally approved driveway was 50 feet from the wetland boundary and the area between was designated a wetland non-encroachment area. The applicant is requesting that the non encroachment line be modified 20 feet closer to the wetland boundary for a 75 ft length of the driveway. The applicant is proposing to install boulders every 10 feet and plantings every 20 feet to demarcate the modified non-encroachment line and restore the vegetation in the cleared area.

Commission members required the boulders to be placed in a continuous line along the entire non-encroachment area boundary line west of the driveway to Daniels Avenue to deter future clearing of the area. The Commission discussed types and sizes of restoration plantings for the area of unauthorized clearing. The Commission required native evergreen trees and shrubs a minimum 4 ft. in height planted at 20 ft. on center for restoring vegetation in the cleared non-encroachment area west of the driveway. The species type and location of the plantings is to be approved by the Commission's agent prior to planting.

Motion: Motion made by D. Lersch, seconded by T. Maidelis to have staff prepare a draft permit approval for application #C-16-12 with conditions and modifications as discussed regarding a continuous line of boulders to Daniels Avenue and evergreen plantings.

Vote: 7-0

Motion: Motion made by T. Maidelis, seconded by R. Muckle to modify the agenda to discuss Violations before Other Business.

Vote: 7-0

6. VIOLATIONS

61 Daniels Avenue #06-11 – Clearing in the non encroachment area.

Staff reported on the required corrective actions completed to date. The non encroachment line has not been marked along the entire lot to date, but the limit was surveyed and staked in the area of the driveway. The wood chips have been raked out of the non-encroachment area and a restoration/modification plan has been submitted under application #C 16-12 for the Commission's decision. Staff explained the Commission has required modification to the proposed restoration plan. A date is needed for the implementation of the restoration plan.

Motion: Motion made by D. Lersch, seconded by J. McSweeney, to accept the proposed restoration plan for the driveway to 61 Daniels Avenue with the modifications and revisions discussed under application #C 16-12, with the required restoration plan being implemented no later than November 30, 2016.

Vote: 7-0

5. OTHER BUSINESS

a) Referral from the Planning & Zoning Commission Application PL-16-17 to create a Cohanzie Redevelopment District.

The Commission reviewed the proposed zoning regulation for a Cohanzie Redevelopment District. Commissioner Muckle recommended the regulation require the original building be preserved and incorporated into the use and development of the property, rather than the proposed language "shall be preserved to the maximum extent practicable".

Commissioner Lersch requested the term conservation restriction be defined in the regulation and that the regulation identify what the restriction(s) will be.

Commissioner Curtis recommended adding the clause "to provide for the protection of the environment" to the General Purpose portion of the regulation.

b) Referral from the Planning Department draft subdivision regulations.

Staff noted the Planning Department is in the process of updating the subdivision regulations and a working draft copy is available for review and comment. The Commission was asked to particularly review the open space language, subdivision plan requirements and stormwater management requirements and forward comments to staff.

c) Keeny Cove Bathymetric Survey 2016.

Staff noted that the bathymetric survey has been completed for the uppermost portion of Keeny Cove. Cross sections comparing 2016 survey data to that gathered in 2010 and earlier are available. She noted that the cross sections do not show significant changes in the bottom elevation of the upper portion of Keeny Cove.

7. CONSERVATION COMMISSION TASKS

Chairman Sims invited members to attend a presentation to the Planning & Zoning Commission scheduled for October 31, 2016 at 6:30 regarding the Waterford Climate Change study. He encouraged members of the Commission to attend.

8. CORRESPONDENCE

No correspondence was discussed.

9. PAYMENT OF BILLS

Motion: Motion made by T. Maidelis, seconded by H. Curtis to approve the bill from The Day for \$416.00.

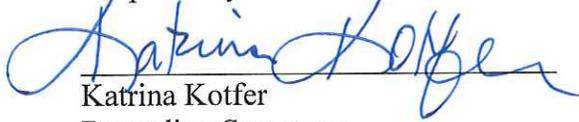
Vote: 7-0

10. ADJOURNMENT

Motion: Motion made by R. Muckle, seconded by Maidelis to adjourn at 8:21 pm.

Vote: 7-0

Respectfully Submitted,



Katrina Kotfer
Recording Secretary