



Date: December 13, 2021

To: Waterford Planning & Zoning Commission
From: Maureen FitzGerald, Environmental Planner

**RE: Report of Conservation Commission Action:
969 Hartford Turnpike– Inland Wetland Permit #C-21-11**

Commissioners,

The Waterford Conservation Commission granted inland wetland permit #C-21-11 on October 28, 2021 for regulated inland wetlands activities associated with the proposed multi-family apartment development on property located at 969 Hartford Turnpike.

Authorized regulated activities include clearing, grading and filling within the 100 ft. upland review area of inland wetlands for site work and construction of a portion of a stormwater basin and water quality basin, and the discharge of stormwater run-off to adjacent inland wetlands. The authorized activities are depicted on site plans entitled "Waterford Apartment Community, 969 Hartford Turnpike, Waterford, Connecticut", sheets 1-18, dated September 20, 2021; prepared by SLR.

The Conservation Commission rendered their decision in accordance with the Waterford Inland Wetlands and Watercourses regulations based on the following considerations:

- The proposal does not involve direct impacts to wetlands or watercourses.
- The stormwater treatment system is designed to capture and treat the water quality volume from the impervious surface area, treat pollutant and thermal loading, and to detain the peak run-off rate prior to discharge to the receiving wetlands.
- Short-term impacts are minimized through the implementation of a detailed erosion and sediment control plan, a phased construction sequence and required monitoring of construction erosion and sediment control measures. Long-term impacts are mitigated by the stormwater treatment system in controlling water quality impacts and detaining peak flows prior to discharge to the wetland.
- A wetland non-encroachment area has been established upgradient of inland wetlands to preserve a vegetated buffer and to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.

Respectfully Submitted;

Maureen FitzGerald, Environmental Planner

attachment: Permit #C-21-11, 3 pp.

cc: Waterford Conservation Commission
M. Wujtewicz, Planner



TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-21-11
969 Hartford Turnpike, Waterford, CT

The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas located at 908 Hartford Turnpike, Waterford, CT, which are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

- Clearing, filling and grading within the 100 ft. Upland Review Area of inland wetlands for site construction,
- Clearing, excavation and grading for construction of a portion of a stormwater basin, a water quality basin and their respective outlet controls within the 100 ft. upland review area,
- Discharge of stormwater run-off to adjacent to inland wetlands.

These regulated activities are associated with the proposed construction of a multi-family residential complex located at 969 Hartford Turnpike, Waterford, Connecticut. The proposed activities are shown on a plan entitled; "Waterford Apartment Community, 969 Hartford Turnpike, Waterford, Connecticut", sheets 1-18, dated September 20, 2021, prepared by SLR.

The Conservation Commission authorizes the regulated activity with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

- 1) The final plan shall include details for stormwater basin plantings to provide an aquatic or emergent wetland vegetation bench around the pools.
- 2) Following completion of finished grades, temporary disturbed areas within the upland review area adjacent to basin 110, and water quality basins #4 and #6 water shall be replanted with native vegetative cover to restore wetland buffer functions.
- 3) The limit of permanent clearing and disturbance adjacent to inland wetlands shall be identified on the final plan as the wetland non-encroachment boundary. No activity, including but not limited to clearing, grading, filling or removal of vegetation shall be conducted within the non-encroachment area without specific authorization from the Conservation Commission. The purpose of this vegetated non-encroachment area is to protect inland wetland resources from direct and indirect impacts associated with adjacent land development. The non-encroachment boundary shall be permanently marked at 50 ft. intervals with identification markers provided by the Conservation Commission affixed to trees or 4x4 wooden posts.

- 4) The stormwater treatment basins and the subsurface infiltration system shall be inspected during construction by the design engineer to verify the construction is consistent with the approved design plans.
- 5) An as-built survey of the stormwater system components shall be submitted to the Commission with written verification from a licensed engineer that the system was constructed in accordance with the approved design plans. This submittal shall be completed prior to the issuance of a Certificate of Compliance.
- 6) Monitoring of the stormwater basin vegetation establishment, permanent pool depth, slope and substrate stabilization shall be conducted by a wetland scientist or other qualified professional for a period of two (2) years following completion of the basins to document vegetation establishment and functioning of the 3 stormwater basins. Invasive plant species such as Lythrum and Phragmites shall be removed from the basins. A monitoring report shall be submitted to the Conservation Commission by October 30th of each monitoring year after completion of the basin.

STANDARD CONDITIONS:

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The activity does not involve direct impacts to inland wetlands or watercourses.
- B. The stormwater treatment system is designed to capture and treat the water quality volume from impervious surface areas and to detain the peak rate of surface run-off prior to discharge to the receiving wetland. The hydrology report indicates the project will not increase post-construction discharge to receiving wetlands.
- C. The stormwater basin design incorporates permanent pools that increase residence time of stormwater in the pond to treat pollutant and thermal loadings prior to discharge to the on-site wetland.
- D. Short-term impacts are minimized through the implementation of a detailed erosion and sediment control plan, a phased construction sequence and required monitoring of construction erosion and sediment control measures.
- E. Long-term impacts are mitigated by the stormwater treatment basins in controlling water quality impacts and detaining peak flows prior to discharge to the wetland.
- F. A wetland non-encroachment area has been established upgradient of inland wetlands to preserve a vegetated buffer and to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.
- G. Strict adherence to the terms and conditions of this inland wetland permit will protect the quality of inland wetlands and surface water on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Date Issued: October 28, 2021

Issued By:

Chairman, Richard F. Muckle
Waterford Conservation Commission

Effective Date: _____