FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886

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Date: April 19, 2023

To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

Re: **61 & 61A Myrock Avenue: Multi-Unit Residential Complex**
Request for Determination of No Regulated Activity
Preliminary Site Plan Comments

Proposed Activity:
The application is for the construction of 6 3-story apartment buildings housing 216 residential units on a 27.6 acre parcel consisting of 61 & 61A Myrock Avenue. The area of construction disturbance is approximately 12 acres. (Refer to attached aerial map and site plan sheet).

The project includes 6 buildings served by a 24 ft. wide access drive and 325 parking spaces, 5 detached garage structures, and open space / recreation areas. Access is from Willetts Avenue via the existing private access drive to Waterford Woods multi-family development. The completed project will contain 6.46 acres of impervious area and 5.2 acres of open space / recreation area.

No land disturbance is proposed within the 100 ft. Upland Review Area of on-site wetlands. The stormwater treatment/detention pond discharges treated stormwater to a plunge pool located 260 feet upslope of the closest wetland boundary.

The applicant is requesting a finding of "no regulated activity" for the proposed development.

Wetland Resources:
A large forested/shrub wetland area is located at the south end of the parcel and extends to the railroad embankment at the southern boundary of the site. The wetland is approximately 27 acres in size and is associated with the East Brook tributary to Jordan Brook, identified as ES-1 in the Jordan Brook Watershed Management plan. ES-1 is ranked as an average value wetland in the watershed with functional values of ecological integrity and wildlife habitat. The watershed wetland summary map and table are attached).

The limit of proposed disturbance is 200 feet or greater from this wetland boundary.

An isolated wetland area occurs at the toe of a fill slope north and upslope of the existing sewer easement and ES-1. The wetland is fed by groundwater seepage and is defined by old fill slopes. The closest disturbance to this wetland occurs 115 feet upgradient of the northern boundary.

The Jordan Brook Watershed Management Plan recommends treatment of stormwater run-off to control pollutant loading and stormwater discharge, support groundwater recharge and maintain

a minimum 50 ft. width vegetated buffer between the wetland boundary and adjacent development. Base level and secondary stormwater control measures are recommended to achieve 80 percent removal of total suspended solids from stormwater run-off.

Stormwater Management:

The proposed stormwater management system incorporates vegetated swales and rain gardens to collect and pre-treat roof run-off prior to discharging into the stormwater treatment pond. Roadway and parking surface run-off is directed through a sediment forebay to a vegetated sand filter bed and a wet detention basin. The detention pond has been sized to attenuate peak flow rates from the development to not exceed existing peak flows for the 2-yr through 100-yr storm event.

The sediment forebay, sand filter bed and detention pond retain and treat the water quality volume and water quality flows from the developed site. The calculated groundwater recharge volume is infiltrated through rain gardens and the sediment forebay and filter bed.

This treatment and infiltration of stormwater run-off is consistent with the recommendations of the Jordan Brook Watershed Management Plan.

Considerations:

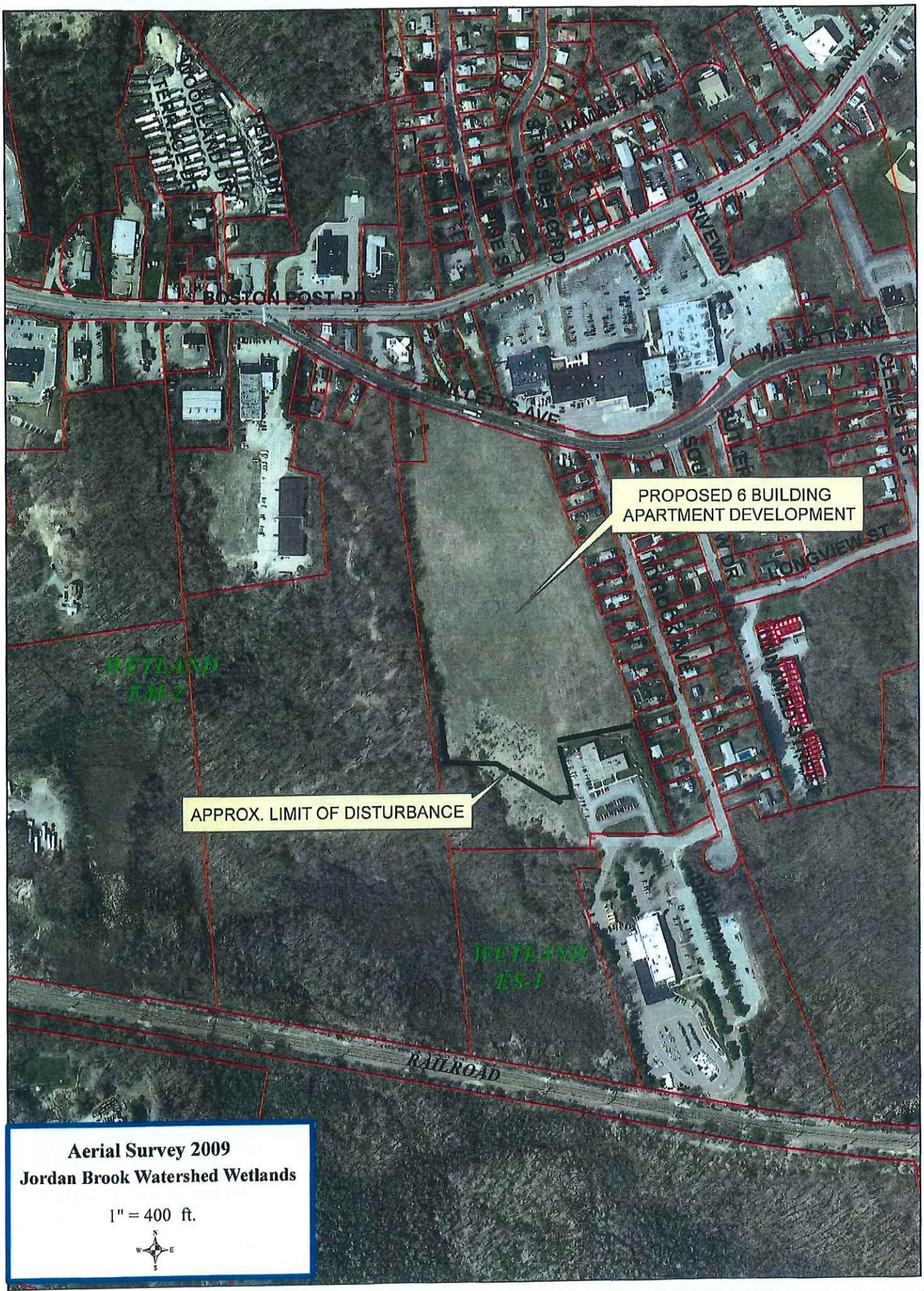
The applicant is requesting a finding of "no regulated activity" for the proposed development as no disturbance is proposed within the 100 ft. Upland Review Area of the isolated wetland area, and no disturbance is proposed within 200 feet or greater from the large forested wetland at the south end of the property.

The proposed site development plans incorporate the recommendations of the Jordan Brook Watershed Management Plan. It is the opinion of staff that the project, if constructed per the proposed plan details, will not impact or affect on-site or off-site wetlands and does not involve regulated inland wetland activities.

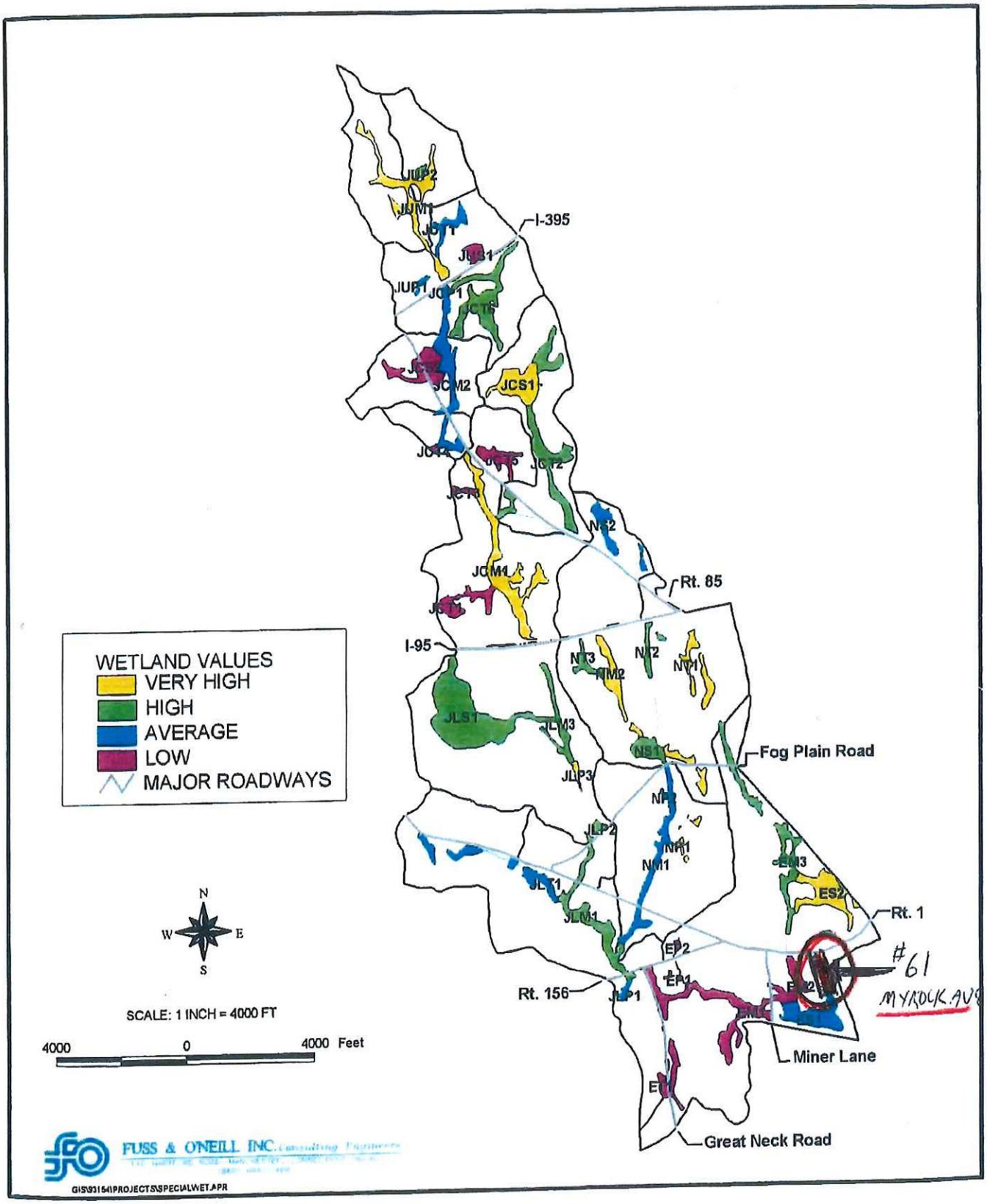
The Commission should consider, per Section 6.3 of the Waterford Inland Wetlands & Watercourse Regulations, if the activity located in upland review areas or any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses and as such, is a regulated activity.

* * * *

attachments (3)


BOSTON POST RD
PROPOSED 6 BUILDING APARTMENT DEVELOPMENT
APPROX. LIMIT OF DISTURBANCE
WETLAND
EM-2
WETLAND
ES-1
RAILROAD
Aerial Survey 2009
Jordan Brook Watershed Wetlands
1" = 400 ft.

Town of Waterford
WETLANDS SUMMARY



#61
MYRTLE AVE

TABLE 6 (CONTINUED)
INLAND WETLANDS SUMMARY
JORDAN BROOK WATERSHED MANAGEMENT STUDY
TOWN OF WATERFORD
FEBRUARY 2000

Wetland	Area (acres)	Mean Conductivity (umhos/cm)	Mean FVI (Score)	Mean WVU (Score)	Subjective Opinion (Score)	Final Wetland Value	Improve Water Quality	Special Signif.
East Brook								
EM1	47.3	171	0.43	20.52	1	Low	I	
EM2	17.8	178	0.39	6.85	2	Low	I	
EM3	39.9	195	0.71	28.37	3	High	P	X
ET1	14.3	87	0.49	7.07	1	Low	I	
ES1	27.5		0.46	12.60	3	Average		
ES2	34.9		0.76	26.53	4	Very High		X
EP1	0.8		0.33	0.26	1	Low	I	
EP2	1.2	80	0.33	0.40	2	Low	I	

Notes:
Mean FVI represents average score assigned to each of the four functional values.
Mean WVU represents mean FVI multiplitied by the acreage of the wetland.
I = Improve Water Quality
P = Preserve Water Quality