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Planning & Development
Town of Waterford, CT

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Maureen Fitzgerald, Environmental Planner
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

January 18, 2026

RE: INLAND WETLANDS AND WATERCOURSES AGENCY PERMIT
MODIFICATION FOR CONGREGATION BETH EI, INC. OF NEW LONDON
33 KENYON ROAD, WATERFORD, CT

Dear Ms. Fitzgerald:

On January 25, 2024 the Waterford Conservation Commission approved application C-23-08 at 33 Kenyon Road to construct a new synagogue and associated site improvements.

The synagogue leaders for various reasons did not construct the building and have not performed any work on the site except to periodically mow the site to keep the invasive mugwort from spreading.

Recently, after considering the previous site layout it was decided that the approved site design was not the best alternative for the site.

As a result, the project team met with the synagogue leaders and developed an improved concept design and site plan details. The revised plans were substantially changed to warrant a permit modification.

The permit modification is for the construction of a 3,720sqft new synagogue, parking areas, sidewalks, waste and recycling receptacle enclosures, utility services, stormwater infiltration area, exterior lighting, placement of fill and grading within an inland wetland 100 foot upland review area and placement of fill in and stormwater discharge to an inland wetland.

The acreage of the site is 2.58 acres. There is approximately 0.21 acres of wetlands on the site. With this modification it is proposed that 0.01 acres (470sqft) of wetlands will be altered. Because of the negligible amount of inland wetland alteration, no wetland mitigation is proposed.

However, in the event that the commission feels that some sort of mitigation is required, we can propose a mitigation of 1,185sqft as shown on the site plan referenced above.

In addition, the 470sqft of wetland to be filled is part of the wetland created by the overflow of the existing well. It is proposed to seal and fill the well for safety as well as eliminate the source of water that creates this wetland area. Also, the wetlands there have very little value and function. This area is presently being mowed to control the invasive mugwort throughout the site.

The inland wetlands and watercourses delineation is shown correctly on a site plan entitled:

"Congregational Bethel EL, 33 Kenyon Road, Waterford CT, dated October 2025, scale as shown, prepared by Summer Hill, Civil Engineers and Land Surveyors, P.C."

Again, the proposed 470sqft inland wetland filling is needed to provide the access to the side parking area. This wetland is the result of the existing artesian well near wetland flag 11 that is the groundwater source creating this wetland.

An additional parking area is being considered behind the proposed building to the north. The edge of the parking lot is relatively close to the existing wetland area demarcated by flags 24 -34. Because of this, Henry Thomas, a Landscape Architect and I developed an intense planting plan along the edges of the parking lot. The plants include all native species of selected shrubs, trees and groundcover. The revised plans depict the locations, numbers and types of trees and shrubs.

After reviewing the erosion and sedimentation control plans and the storm water design features, it is my professional opinion that the proposed construction activities will not have a significant adverse effect on the adjacent inland wetlands and/or watercourse on or off the site.

If you have any questions or require additional information, please contact me at the telephone number referenced above and I will be attending the meeting on January 22, 2026.

Very truly yours,

James Sipperly

James Sipperly

Certified Soil Scientist, Society of Soil Scientists of Southern New England
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists