

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1936 • (860) 886-9165 FAX

December 15, 2025

Town of Waterford
Planning & Zoning
15 Rope Ferry Road
Waterford, CT 06385

RE: Site Development Plan
Safe Futures
994 Hartford Turnpike
Site Plan application #PL-21-6
Inland Wetlands & Watercourses Permit #C-20-03
CL-6772

An application for Safe Futures for a Site Development Plan was approved by the Conservation Commission. On behalf of the owners, this firm is requesting a Permit Extension in accordance with CT General Statutes 22a-36 through 22a-45. .

An application for Safe Futures for a Site Development Plan was approved by the Planning and Zoning Commission in August of 2021. On behalf of the owners, this firm is requesting a Permit Extension.

If you have any questions please do not hesitate to contact me.

Very truly yours,



Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional

D. Lersch asked if there are any migrating fish in the waterway. J. Theroux responded he did not notice any but it could be feasible. He noted the rip-rap does not affect the depth of water in the channel or restrict the channel.

The application was continued to the next meeting so the applicant can prepare responses to staff's findings.

Motion: Motion made by W. Thomas, second by D. Lersch to modify the agenda and move agenda items 5 and 6 to before entering Executive Session.

Vote: 7-0

5. VIOLATIONS

54 Rope Ferry Road – Unauthorized Clearing of Vegetation and Soil Grading Within and Adjacent to Intermittent Watercourse at Rope Ferry Condominiums – Notice of Violation dated February 5, 2021

Staff noted the letter sent to the representative of Condominium association regarding approval of the restoration plan.

6. OTHER BUSINESS

305-317 Rope Ferry Road – Seaview Terrace – 2021 Monitoring Report

The Commission received the wetland and stormwater basin monitoring report required by the inland wetland permit C-13-09.

994 Hartford Turnpike – Review of Plan Consistency with Permit C-20-03

Staff reviewed with the Commission a letter from the engineer looking to see if the proposed modifications to the site plan are consistent with the permit #C-20-03 or if a new permit was required. Staff reviewed a plan comparing the previously approved limits of clearing and grading to the proposed new limits of work.

Motion: Motion made by W. Thomas, second by J. Wainscott to find that the proposed modifications are consistent with C-20-03.

Vote: 7-0

W. Thomas recused himself and left the meeting.

4. EXECUTIVE SESSION

Motion: Motion made by D. Lersch, seconded by I. Plis to enter Executive Session to discuss pending litigation at 7:01 pm.

Vote: 6-0

Motion: Motion made by I. Plis, seconded by J. Wainscott to exit Executive Session at 8:23 pm.

Vote: 6-0

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

**Inland Wetlands & Watercourses Permit #C-20-03
994 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 994 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:

1. Excavation and grading upgradient of inland wetlands and watercourses;
2. Construction of a stormwater treatment forebay and stormwater pond within the 100 ft. Upland Review Area;
3. Discharge of treated stormwater run-off to inland wetlands and watercourses.

These regulated activities are associated with the proposed construction of a commercial manufacturing facility including a 12,000 sq. ft. building and 30,000 sq. ft. of paved area and a stormwater treatment basin on property located at 994 Hartford Turnpike, Waterford, Connecticut. The proposed activities are shown on a plan entitled: "Yost Family Realty, LLC, Yost Manufacturing and Supply, Inc., 994 Hartford Turnpike, Waterford, Connecticut" dated February 24, 2020, prepared by CLA Engineers, Inc.

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. Prior to the start of site clearing, the limits of clearing shall be field located on site and inspected by the Commission's agent for consistency with the approved plan.
2. The approved limit of clearing adjacent to inland wetlands on the south side of the property shall be marked 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.
3. The wetland non-encroachment boundary shall be located in the field prior to the start of site clearing and approved by the Commission's agent. The non-encroachment boundary shall be marked on site with identification markers provided by the Conservation Commission affixed to posts installed along the boundary.

4. Finished grading shall promote sheetflow to the bio-retention rain garden adjacent to the parking area and the swale bordering the driveway access. A detail of the edge of driveway and edge of pavement in the parking area is to be included in the final plans indicating finished grades that maintain sheetflow to the stormwater treatment system.
5. The stormwater quality basin shall be completed and soil surfaces stabilized prior to receiving site stormwater run-off.
6. At all times during site construction, temporary diversion swales and sediment traps shall be installed and maintained to control construction run-off and prevent sediment discharge to adjacent wetlands.
7. An as-built plan of the stormwater basin should be required with an as-built inspection report to the Commission's agent prior to the issuance of a certificate of occupancy for the building.
8. Monitoring of the stormwater basin plantings, slope stabilization and substrate stabilization is required for a period of two (2) years following completion of the basin to document the success of the plantings and function of the stormwater basin. A plant survival rate of 70% shall be maintained at the end of the first monitoring year. Eroded side-slopes and basin substrate areas are to be repaired and re-seeded or re-planted as required.
9. A monitoring report shall be prepared by the wetland scientist at the end of each monitoring year documenting the condition of the stormwater basin plantings, slope stabilization and substrate stabilization and submitted to the Commission by October 30th of each monitoring year after completion of the basin.
10. The stormwater system maintenance and inspection plan and summary chart shall be maintained on site at the facility for reference in maintenance procedures.

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. 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.
- B. The plan includes a stormwater quality treatment system to reduce stormwater run-off volume, reduce peak discharge and treat the water quality volume prior to discharge to the receiving wetland resource.
- C. 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.

Dated: March 12, 2020

Issued By:


Chairman, Richard F. Muckle
Waterford Conservation Commission

