

**PLANNING & DEVELOPMENT**

Date: September 14, 2021
To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

Re: **Inland Wetland Application # 21-10: 39 Shore Road**
Request to Modify Non-Encroachment area
Application Review Comments

The application is to conduct activities within a wetland non-encroachment area established on the property as part of an approved residential subdivision. The northwest corner of the property and the west side of the property are subject to a designated non-encroachment area (Permit #96-04), in which any activity requires authorization from the Conservation Commission.

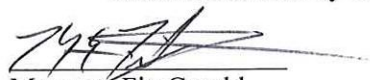
The applicant is requesting to clear and grade the land in the northwest portion of the lot for tree removal and installation of an in-ground pool with associated grading. The land is currently flat and supports trees, lawn and understory growth. Tree removal is also requested along the west side of the rear yard adjacent to the house due to the size and proximity of the trees to the structure.

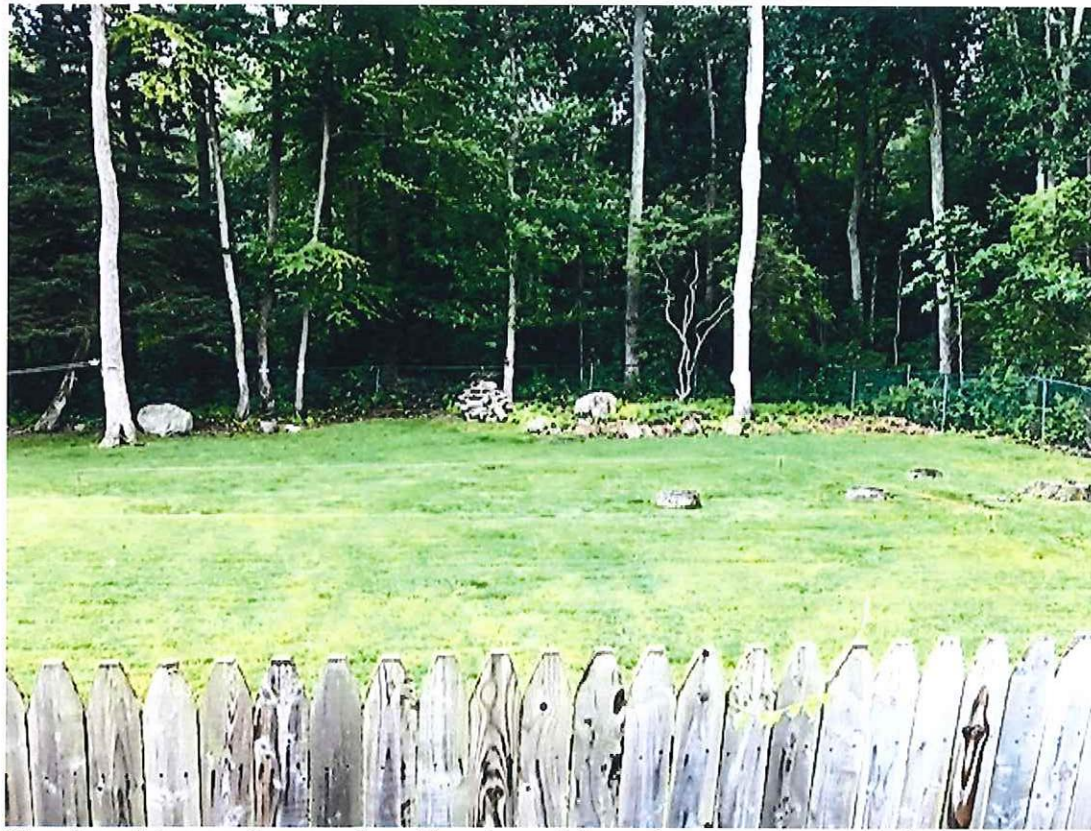
The wetland is located 20–30 feet off the property to the west and lies within designated Open Space land of the subdivision. A chain link fence is currently installed along the western property line abutting the open space parcel and extends through the northern side of the lot. No activity is proposed outside of the chain link fence. Refer to attached photographs of the rear yard.

No direct wetland fill, excavation, grading or other alteration of inland wetlands or watercourses is proposed. The proposed clearing and grading activity will leave an average 30 ft. wide forested buffer to the wetland perimeter along the west side of the parcel which is currently part of the Open Space. No significant changes in grades or surface run-off patterns are anticipated from the proposed activity. Short-term impacts associated with construction of the in-ground pool will be controlled with required installation of sediment control measures.

Based upon the above considerations, the Commission may determine the activity will not cause short or long-term impacts to the adjacent forested wetland. Recommended conditions for approval of proposed regulated activities include:

1. The approved limit of disturbance adjacent to inland wetlands shall be marked on the property and verified by the Commission's agent prior to start of construction.
2. Excavated soil material shall be removed from the site. No fill is authorized within the upland review area of the on-site wetland.
3. At all times during site work and until soil areas are stabilized, erosion and sediment control measures such as silt fence or staked hay bales shall be maintained along the western edge of construction activity to prevent erosion and sedimentation impacts to wetlands and watercourses.


Maureen FitzGerald



View from driveway of proposed pool location and fence along western property boundary.



Trees along western property boundary requested to be removed.

