

TOWN OF WATERFORD

Application for Inland Wetland / Watercourse Permit

Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 _____ Fee: _____

Agency Use:Date Received: 09/10/2025Received By: Cash J. G.Application Number: C-25-12

1. Applicant: KELMIS, CHRISTOPHER & VANESSA		Phone: 480-747-1782	
Address: 46 PAULA LANE, WATERFORD, CT 06385		State:	Zip:
Fax:	E-Mail: cvkelmis08@gmail.com vmkelmis@gmail.com		
2. Owner: ROBIN PETCHARK-PERKINS		Phone:	
Address: 28 BRAMAN ROAD, WATERFORD, CT 06385		State:	Zip:
Fax:	E-Mail:		
3. Agent: Craig D. Caulkins Custom Home Building and Landscaping LLC		Phone: 860-867-6690	
Address: 89 Cross Road, Waterford, CT 06385		State:	Zip:
Fax:	E-Mail: Craig@CaulkinsHomes.com heather@caulkinshomes.com		
4. Property Address: 34 BRAMAN ROAD			
5. Abutting Property Owners – Complete Attached Form			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): SEE ATTACHED			
7. Description of Proposed Activity (attach sheet if necessary): SEE ATTACHED			
8. Purpose of Activity (attach sheet if necessary): SEE ATTACHED			
9a. Acreage of Property: 4.3 ACRES		9b. Acreage of Wetlands: 1.75 ACRES APPROXIMATELY	
10. Acreage of Wetlands Altered:			
11. Wetland Mitigation Proposed:			
12. Section 7 and sections 8.1 & 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations" have been complied with: (Review attached check list) Yes: No:			
The applicant / owner hereby gives the Commission, its agent and consultants the right of free access to any part of the property under consideration. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his / her knowledge, information and belief.			
Signed by: <u>Christopher Kelmis</u> Applicant: <u>[Signature]</u> ID: 9932FD02B0F7F4499...		Signed by: <u>Vanessa Kelmis</u> Date: <u>9/8/2025</u> ID: 263C76275019454...	
Owner: <u>[Signature]</u> ID: 9932FD02B0F7F4499...		Date: <u>9/8/2025</u>	
Agent: <u>[Signature]</u> ID: 6C2ADC90D19C42F...		Date: <u>9/8/2025</u>	

TOWN OF WATERFORD
INLAND WETLANDS APPLICATION SUPPLIMENTAL SHEET

RE: 34 BRAMAN ROAD, WATERFORD, CT

6. ACTIVITY TO BE REVIEWED AND/OR LICENSED:

Residential single family home construction and septic installation.

7. DESCRIPTION OF PROPOSED ACTIVITY:

Construction of a New Residential Home.

8. PURPOSE OF ACTIVITY:

Reissuance and modification of prior permit to build on a subdivided lot.

Permit #99-05 – Milton & James Aligood

406800
CLARK GERALD & REGINA
14 MARY BUTLER DRIVE
WATERFORD, CT 06385

86006
MCCLEER JAMES L TRUSTEE
30 BRAMAN ROAD
WATERFORD, CT 06385

406300
MCCORMICK THOMAS B &
8 MARY BUTLER DR
WATERFORD, CT 06385

81900
PARKS ROSANNA TR &
16 BRAMAN ROAD
WATERFORD, CT 06385

86007
PETCHARK-PERKINS ROBIN
28 BRAMAN ROAD
WATERFORD, CT 06385

406500
RICHMOND JOSEPH W &
10 MARY BUTLER DR
WATERFORD, CT 06385

406700
THOMAS WADE M & NANCY D
12 MARY BUTLER DR
WATERFORD, CT 06385

82800
WEISS SUSAN SHOSHANNA +
38 BRAMAN ROAD
WATERFORD, CT 06385



**WATERFORD CONSERVATION COMMISSION
PERMIT #99-05 - Milton & James Alligood
26 Braman Road: Assessor's Map #031, Parcel #062**

The Conservation Commission hereby authorizes the applicant to conduct regulated activities in designated areas which fall under the jurisdiction of the Inland Wetlands and Watercourses Act, as amended, Section 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.

This permit is a grant of approval from the Waterford Conservation Commission to conduct the following regulated activities:

1. Construction of a 4-lot subdivision with associated filling and grading adjacent to wetlands for the construction of Lots #3 and #4 at 26 Braman Road. Lots are to be serviced by municipal water and on-site septic systems.
2. Placement of 50 cubic yards of fill and a 25 ft. length of 18 inch diameter ADS pipe for replacement of an existing 12 inch culvert on Lot #4.

These regulated activities are associated with a 4-lot subdivision plan submitted for residential property located at 26 Braman Road, Waterford, Connecticut. The proposal is shown on plans entitled; "Subdivision Plan Owned By Milton and James Alligood To Be Developed By Milton Alligood, Zone District R-40, 26 Braman Road, Waterford, CT"; prepared by Finn Survey and D. W. Gerwick Engineering, dated October 21, 1998 revised through March 22, 1999.

The Conservation Commission has reviewed the plan and documents of record and attaches the following conditions in order to further protect the inland wetlands, surface water and groundwater on this site and to minimize impacts associated with the proposal:

SPECIAL CONDITIONS:

1. The plan shall be revised to reflect the following:
 - a) The limits of clearing adjacent to wetlands on Lots #3 and #4, as indicated by the silt fence, shall be identified as the Non-Encroachment line. Plan reference to a 50 ft. distance from the wetland boundary shall be revised to reflect this adjusted limit.

Waterford Conservation Commission
Permit #99-05 – 26 Braman Rd.
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- b) A note shall be included on the plan indicating that the Conservation Commission has approved a wetland non-encroachment area on this property to provide for protection of wetlands and water quality. No clearing, grading, filling or removal of vegetation shall be conducted within the non-encroachment area without prior authorization of the Conservation Commission.
2. The limits of clearing and Non-encroachment line shall be marked in the field by a licensed surveyor and approved by the Commission's agent prior to the start of construction. The non-encroachment area boundary shall be permanently identified on the property with designated markers installed by the Commission's agent.
3. The culvert replacement shall be conducted by the property owner prior to the sale of Lot #4. The culvert pipe shall match the existing invert elevations. The owner shall coordinate with the Commission's agent in regards to the timing and proposed method of culvert and fill installation.
4. The old woods road accessing the property from Braman Road shall be abandoned and the access blocked with a permanent stone wall or rock.
5. Native plantings shall be installed on Lot #4 between the silt fence/limits of clearing line and the existing tree line to enhance the vegetated wetland buffer. The planting shall include tree and shrub species suited to the site conditions. The number, type and location of these plantings shall be coordinated with the Commission's agent prior to the issuance of a Certificate of Occupancy for this lot.
6. The footing drain inverts shall be shown on the plan.
7. Survey points shall comply with comments entered by the Assistant Director of Public Works, received on March 8, 1999.

STANDARD CONDITIONS:

8. Erosion control measures shall be installed and approved by the Commission's agent prior to the start of work on the property.
9. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
10. Final stabilization of disturbed soil areas shall be conducted with the application of loam, seed and appropriate erosion control measures.

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11. 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.
12. Erosion control and soil stabilization measures shall comply with the approved plans and should follow guidelines as established in the Connecticut Guidelines For Soil Erosion and Sediment Control.
13. 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, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its 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 facility, the Waterford Conservation Commission reserves the right to reconsider development of this site and may require design modifications to minimize the impact to regulated resources.

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

This permit shall be valid for a period of five years. Once initiated, the regulated activity shall be completed within one year. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission and 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 proposal involves minimal disturbance to wetlands and watercourses. The culvert replacement will occur within the limits of the existing woods road on Lot #4 and the culvert will be installed at the existing invert elevations.

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- B. The Commission has approved wetland non-encroachment lines adjacent to wetlands on this property to provide for long-term protection of wetlands functions, wildlife habitat and water quality.
- C. Strict adherence to the conditions imposed with this permit will protect the quality of wetlands and surface waters on the subject 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 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 at Waterford, Connecticut this 8th day of April, 1999.

By:


James Miner, III, Chairman