

TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-25-12
34 Braman Road, 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 34 Braman Road, 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. Clearing, excavation and grading activity within @ 0.55 acres of upland review area upgradient of forested wetlands for construction of a driveway, residential structure and septic system;
2. Temporary disturbance of 400 sq. ft. of inland wetland for installation of underground water, septic and utility lines under an existing culvert and gravel driveway;
3. Construction of a 145 ft. long, 12 ft. wide driveway along a pre-existing gravel access drive through a dedicated conservation easement area on the property and installation of underground utility lines adjacent to the driveway. Limits of disturbance for driveway and utility installation within the conservation easement area shall not exceed 20 feet.

These regulated activities are associated with the construction of a proposed residential structure served by on-site septic and municipal water on property located at 34 Braman Road, Waterford, Connecticut. The proposed development is shown on a plan entitled; "Plan Showing Proposed House, Drive, Water Connection, Underground Utility Connections and Septic System Prepared For Chris & Vanessa Kelmis, 34 Braman Road, Waterford, Connecticut; dated September 2025, prepared by Dieter & Gardner, Land Surveyors – Planners.

The Conservation Commission authorizes the 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. The final plan shall be revised to reflect the 20 ft. wide limits of construction for the driveway and utility installation activity within the dedicated conservation easement. Perimeter sediment controls shall be located at the edge of this 20 ft. construction limit.

2. Prior to the start of site work, the authorized limits of clearing and Conservation Easement boundary shall be marked on the site by a licensed surveyor and inspected by the Commission's agent for consistency with the approved plan.
3. The property contains a dedicated Conservation Easement Area established at the time of subdivision approval. No activity, including but not limited to clearing, grading, excavation, fill or removal of vegetation shall be conducted in the Conservation Easement Area without specific authorization from the Conservation Commission.
4. The surveyed Conservation Easement boundary shall be marked on site with easement area markers provided by the Conservation Commission affixed to trees or to 4 x 4 inch posts.
5. Installation of the utility lines under the wetland culvert crossing shall be conducted during a period of no stream flow at the culvert and no predicted storms within 72 hours of construction. Utility lines shall be sleeved under the culvert and wetland crossing area.
6. Written approval from the LedgeLight Health District is required to be submitted for the as-built certification of the on-site septic system installation.

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, as revised thru 2024.
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. The construction does not involve permanent direct impacts to inland wetlands or watercourses. The driveway access improvements at the existing wetland crossing are limited to the existing footprint of the crossing.
- B. A vegetated wooded buffer is maintained between the edge of the proposed residential development area and the adjacent forested wetland resources to maintain soil stabilization and wetland water quality.
- C. The Conservation Commission finds that the improvements to the existing access across the wetland and designated Conservation Easement Area are consistent with the exemptions as allowed in the Conservation Easement Agreement and will not cause adverse impact to the inland wetland resource.
- D. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters 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: September 25, 2025

Issued By: _____
Chairman, Richard F. Muckle
Waterford Conservation Commission