FIFTEEN ROPE FERRY ROAD

WATERFORD, CT 06385-2886

TOWN OF WATERFORD, CT
PLANNING & DEVELOPMENT

Date: August 13, 2025

To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

Re: Application #C 25-08 – 125 Old Colchester Road
Application Review Comments

Proposed Regulated Activity

The application requests authorization to construct a residential structure and detached garage served by on-site septic and well within the 100 ft. upland review area of forested wetland located on 125 Old Colchester Road. The parcel consists of 8.9 acres of sloping woodland and contains 1.1 acre of forested wetland.

Regulated activities involve clearing, grading and fill within @ 0.65 acres of upland review area to install a driveway, the primary structure and an on-site septic system.

In 2023, authorization was granted by the Commission to conduct a timber harvest on this parcel and an adjoining parcel. The proposed driveway is located along a portion of the timber harvest access drive to the site. The driveway does not involve fill or culverting of wetlands or watercourses.

Wetland Description

The wetland area is described in the wetland delineation report prepared by Joseph R. Theroux, soil scientist dated 1/4/2022. A seasonally saturated forested wetland occurs along the southwest boundary of the parcel and extends southerly onto adjacent 105R Old Colchester Road. The proposed grading limits for the driveway are shown to be within 25 to 40 feet of the wetland boundary.

East of the proposed house and on-site septic area is an intermittent wetland corridor. Clearing and grading limits are proposed to extend to within 50 ft. of the western border of this wetland corridor.

Timber harvest activity has been conducted within the upland review areas of the on-site wetlands.

Application Review Comments:

The inland wetland permit application was received on July 24, 2025. Staff conducted a site review on July 31, 2025. At that time it was observed the driveway access was rough graded, large boulders lined the south edge of the driveway cut, and a portion of the site has been cleared and rough graded where the house and garage are proposed. No limits of disturbance were observed to be marked and no soil and erosion control measures installed.

A Notice of Non-Compliance for unauthorized clearing and grading adjacent to inland wetlands was issued to the property owner on July 31, 2025, forwarded via mail and email. The owner replied via email on July 31, 2025, noting he instructed the builder to stop further work. Staff requested the wetland boundaries be re-flagged by the soil scientist in the area adjacent to the proposed driveway and house construction due to the lack of observable survey flags. The owner agreed.

The wetland boundary south of the driveway and east of the proposed house and septic location were re-flagged on 8/12/2025. Staff inspected the site on the same day and field measured the proximity of the driveway clearing to the wetland boundary. In general, the proposed clearing limits for the driveway as indicated on the site plan are consistent with existing field conditions. The access driveway follows the pre-existing timber haul route in this location. Large boulders were placed in the location of the proposed sediment control fencing. This barrier will serve as a clear demarcation for the edge of driveway construction activity. A small area of disturbance was noted to extend south of the boulder barrier where fallen trees and stumps were removed. It is anticipated the area will revegetate based on the surrounding ground cover.

The wetland boundary east of the proposed house and septic area was reviewed. No encroachment of fill or site excavation has occurred within the 100 ft. upland review area (URA) of this wetland. As previously mentioned, the upland review area has been timbered. The ground surface is covered with remnant slash piles in areas. The owner is cutting this downed material for firewood.

Refer to attached site photographs and previous timber harvest authorization map.

The Commission may consider establishing a wetland non-encroachment boundary line at the proposed limits of clearing and grading to preserve vegetative cover and soil stabilization adjacent to and upgradient of the wetland resources.

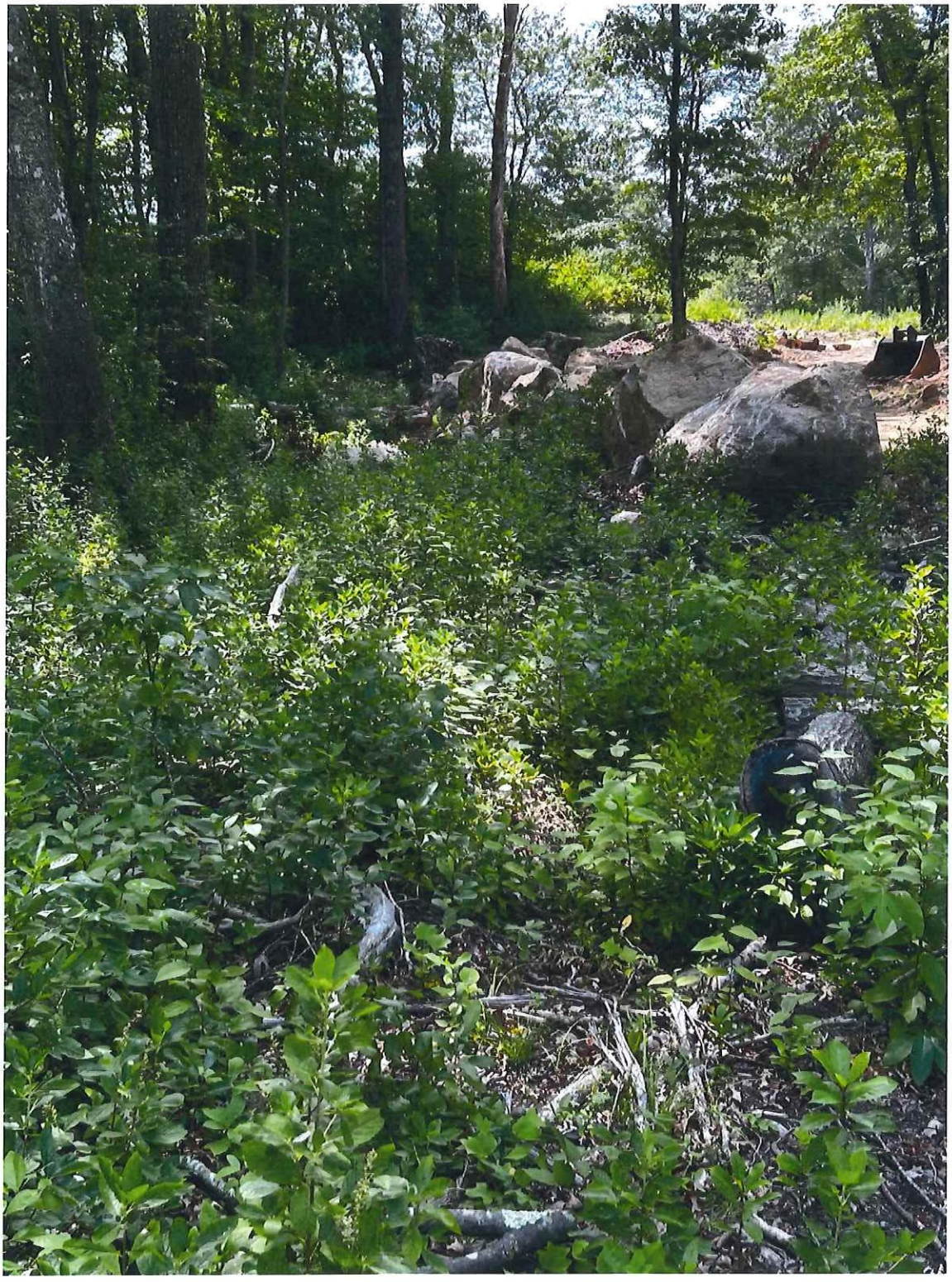
Maureen FitzGerald
Environmental Planner

attachments:

Existing access drive looking west towards Old Colchester Rd.

Access drive looking east towards house site. Boulders lining limit of grading. 125 Old Colchester Rd

Area of upland disturbed between driveway access and wetland flags #4 and #5: 125 Old Colchester Rd.



Vegetated upland between driveway access and wetland flags #6-#8: 125 Old Colchester Rd; 8-12-2025

Timbered upland review area west of intermittent channel wetland flag #31- #29: 125 Old Colchester Rd.

Timbered upland review area west of intermittent channel wetland flag #25- #28: 125 Old Colchester Rd.