

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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

July 31, 2025

NOTICE OF NON-COMPLIANCE

Un-Authorized Clearing & Grading Adjacent to
Inland Wetlands -125 Old Colchester Road

To: John L. Staller
105 Old Colchester Road
Quaker Hill, CT 06375

Mr. Staller,

The Waterford Conservation Commission received your application for construction of a new house and driveway within the upland review area of inland wetlands on 125 Old Colchester Road at their July 24, 2025 meeting. I reviewed the property on July 31, 2025 and observed that clearing and grading for the proposed driveway and residential structure has been initiated. You have not obtained a permit to conduct this activity.

This unauthorized clearing and grading is in violation of Section 6 of the Town of Waterford Inland Wetlands and Watercourses Regulations. By this notice you are instructed to refrain from any additional vegetation clearing, grading or fill on this property until such time as an inland wetland permit and zoning compliance permit have been issued.

To assist in the review of your application, I request that your wetland scientist review the site and re-mark the wetland boundary in the area of the driveway and the area east of the proposed house location. The wetland boundary flagging is not readily observable so it is difficult to determine how close to the wetland the clearing and boulder placement has occurred. Also, the existing wetland flagging observed east of the house location does not correspond to the wetland flag numbering indicated on the submitted site plan.

If you have any questions regarding this matter, please contact me at 860 444-5813 or by email at mfitzgerald@waterfordct.org. Your cooperation in resolving this matter is appreciated.

Sincerely,

Maureen FitzGerald
Environmental Planner

cc: Waterford Conservation Commission
James Bernardo, LS –Agent
Wane Scott, Zoning Official

