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TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-25-05
18 Cinderella Lane, Quaker Hill, 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 18 Cinderella Lane, Quaker Hill, 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 of @7,000 sq. ft. of upland review area east of a forested wetland for construction of a new house and on-site septic system.

These regulated activities are associated with the construction of a proposed residential structure served by on-site septic and well on property located at 18 Cinderella Lane, Quaker Hill, Connecticut. The proposed development is shown on a plan entitled; "Randazzo Residence, Septic System Design Plan, 18 Cinderella Lane, Quaker Hill, Connecticut", revised thru 5/7/2025, prepared by CLA Engineers, Inc.

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 authorized limits of clearing shall be marked on the site and inspected by the Commission's agent for consistency with the approved plan prior to the start of site work.
2. A wetland non-encroachment boundary is designated at the limits of authorized clearing shown east of the wetland boundary to provide a vegetated buffer adjacent to inland wetland resources. No activity, including but not limited to filling, grading, clearing or removal of vegetation shall be conducted within the wetland non-encroachment area without specific authorization from the Conservation Commission.
3. The wetland non-encroachment area boundary shall be marked on site with non-encroachment area markers provided by the Conservation Commission affixed to trees or to 4 x 4 inch posts.
4. The existing gravel access trail located east of the wetland boundary is to be abandoned and allowed to re-vegetate in accordance with the approved plan.

5. The final site plan shall be signed by the soil scientist responsible for the wetland delineation and contain the stamp and signature of a surveyor/ or engineer licensed in the State of Connecticut.

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, 2002, CTDEEP Bulletin 34.
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 impacts to inland wetlands or watercourses. A vegetated wooded buffer is maintained between the edge of the proposed lawn and the adjacent stream channel.
- B. Short term potential impacts are mitigated by installation and maintenance of erosion and sediment control measures.
- C. 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: June 12, 2025

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