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**TOWN OF WATERFORD**

Inland Wetlands & Watercourses Permit #C-25-06  
51 Daniels Avenue, 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 51 Daniels Avenue, 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:

- Construction of an 87,500 sq. ft. school facility with associated access driveway and parking areas upland of inland wetland resources.
- Disturbance of 1,000 sq. ft. of upland review area for construction of a sidewalk west of the off-site wetland area #2.
- Discharge of treated stormwater run-off from the developed site upgradient of the off-site wetland area #3.

These regulated activities are associated with the construction of a new regional school facility on 15.36 acres of land located at 51 Daniels Avenue, Waterford, Connecticut. The proposed activities are detailed on site plans entitled; "LEARN – Early Childhood School, 51 Daniels Avenue, Waterford, Connecticut" dated 05/01/2025, prepared by Langan Engineering & Environmental Services, Inc.

The Conservation Commission authorizes the regulated activity with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses:

**SPECIAL CONDITIONS:**

1. The final plan set shall incorporate the revised plan sheets CG101, CG102 and CE101 as presented to the Conservation Commission on 5/22/2025.
2. The approved limits of clearing and disturbance shall be marked in the field and approved by the Commission's agent prior to the start of site work.
3. The vernal pool protection plan shall be implemented as detailed in the wetland assessment report prepared by All-Points Technology Corporation submitted with the application. Reports documenting completion of contractor awareness training and inspection of wildlife restrictive barriers shall be submitted to the Commission's agent at the start of construction.

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4. At all times during site construction, temporary diversion swales and sediment traps shall be installed and maintained to control construction run-off and prevent sediment discharge to wetlands.
5. Prior to issuance of a certificate of permit compliance, an as-built plan and written inspection report from the design engineer shall be submitted to the Commission's agent to document that the stormwater detention / treatment components and outfalls were constructed in accordance with the approved plans.
6. An operation and maintenance plan that identifies the frequency and type of inspection and maintenance actions required for each element of the stormwater treatment system shall be prepared by the project engineer and submitted to the Commission's agent. The plan shall be kept on-site and the stormwater system shall be maintained in accordance with the plan.

**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.

Effective Date: \_\_\_\_\_