



WETLAND ASSESSMENT ADDENDUM

June 9, 2025

Katy Gagnon, Senior Project Manager
Langan Engineering and Environmental Services
Long Wharf Maritime Center
555 Long Wharf Drive
New Haven, CT 06511

Re: Wetland Application #C-25-07
Waterford Pickleball Courts and Parking
51 Daniels Avenue, Waterford, Connecticut
APT Job No: CT3611350

Dear Ms. Gagnon,

All-Points Technology Corporation, P.C. ("APT") understands that the Town of Waterford is acquiring ± 3.96 acres of a ± 19.32 -acre parcel at 51 Daniels Avenue in Waterford, Connecticut to be utilized for two pickleball courts, eight (8) associated parking spaces and a concrete sidewalk to provide pedestrian access to the proposed courts (the "Project"). APT previously issued a wetland assessment report dated May 1, 2024, the finding of which were based on project site plans prepared by Langan Engineering, dated May 1, 2025.

The Project was modified during discussions with the Waterford Conservation Commission and its staff as part of wetland application #C-25-07, to further limit activities in proximity to Wetland 1 and its associated vernal pool habitat (Vernal Pool 1). As a result, a revised plan dated May 16, 2025 (please refer to the enclosed attachment) was issued to the Conservation Commission that reflects a significant reduction of temporary activity within the 100-foot upland review area ("URA") to Wetland 1 (originally $\pm 4,060$ sf, reduced to $\pm 1,500$ sf) and avoids any encroachment within 100 feet of Vernal Pool 1. The revised limit of disturbance now results in limited vegetation removal in the very outer limits of the URA and eliminates previously proposed clearing of mature forest habitat that buffers Wetland 1 and Vernal Pool 1.

APT's original wetland assessment report recommended an upland review area/vernal pool terrestrial enhancement area due to the previously proposed encroachment into Wetland 1's URA and within 100 feet of Vernal Pool 1. The principal intent of the proposed mitigation plan was to restore some of the functions and values of the URA that would have been diminished with the clearing of mature upland forested habitat that supports Wetland 1 and Vernal Pool 1.

With the significant reduction in proposed URA activities, elimination of any activities within 100 feet of Vernal Pool 1, and avoidance of clearing mature upland forest that buffers these resources, it is my professional opinion that the previously proposed upland review area/vernal pool terrestrial enhancement area is no longer recommended.

If you have any questions regarding the above-referenced information, please feel free to contact me by telephone at (860) 552-2033 or at dgustafson@allpointstech.com.

Sincerely,

All-Points Technology Corporation, P.C.

A handwritten signature in blue ink that reads "Dean Gustafson". The signature is fluid and cursive, with the first name "Dean" and last name "Gustafson" clearly legible.

Dean Gustafson
Professional Soil Scientist
Senior Wetland Scientist

Enclosure

May 16, 2025 Revised Site Plan

REVISIONS

DRAWING NUMBER:

CS201

GENERAL NOTES

1. EXISTING AND TOPOGRAPHIC INFORMATION OBTAINED FROM A PLAN TITLED "LOT LINE MODIFICATION SURVEY" PREPARED BY BENESCH, DATED MARCH 28, 2024.
2. THE SITE IS LOCATED WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA MAP 09011C0483J FOR NEW LONDON COUNTY, EFFECTIVE DATE AUGUST 5, 2013.
3. THE PROPOSED BUILDING FOOTPRINT WAS RECEIVED ELECTRONICALLY FROM NEWMAN ARCHITECTS IN APRIL 2024.
4. VERNAL POOL DELINEATION WAS RECEIVED ELECTRONICALLY FROM ALL POINTS TECHNOLOGY IN 2024.

PARCEL AREA: 4.26 ACRES

CRITERIA	REQUIRED	EXISTING	PROPOSED	SECTION
LOT/BUILDING				
MIN. LOT AREA [SQ. FT]	40,000	854,656	185,581	5.1
MIN. FRONTAGE [FT]	100	534	186	5.3
MIN. LOT WIDTH [FT]	125	568	211	5.3
FRONT YARD SETBACK [FT]	50	139	N/A	5.4.1
SIDE YARD SETBACK [FT]	25	125	N/A	5.4.2
REAR YARD SETBACK [FT]	50	712	N/A	5.4.3
MAX. BUILDING COVERAGE [%]	20	4.90%	0%	5.5
MAX. BUILDING HEIGHT [FT]	35	–	N/A	5.6
PARKING				
MIN. STANDARD SPACE DIMENSIONS [FT]	9 X 18	–	9 X 18	20.2a
MIN. NUMBER OF STANDARD SPACES	N/A	–	8	–
MIN. NUMBER OF ACCESSIBLE SPACES	1	–	1 VAN	2010 ADA STANDARDS

