

October 28, 2025

Waterford Wetlands Commission
15 Rope Ferry Road
Waterford, CT 06385

Subject: Request for Review and Approval – Proposed Single-Family Home at 18 Pember Road

Dear Members of the Waterford Wetlands Commission:

I am writing to inform you that I have recently purchased the building lot at 18 Pember Road, Waterford, CT 06385. I intend to build a single-family home on this property, and I am reaching out to respectfully request the Commission's review and permission to proceed with this proposed construction.

The planned site clearing line for the project is approximately 648 +/- feet from the nearest wetlands boundary. I fully appreciate the importance of protecting our town's wetlands, and I want to ensure that this project remains in full compliance with all relevant regulations. Given the considerable distance of the work area from the wetlands, I am requesting a determination of no regulated wetland activity for the proposed construction, from the Commission. I am seeking the Commission's guidance and approval to move forward, so that all proper procedures are followed.

Sincerely,



John C Huhn
Owner



DECLARATION OF RESTRICTIVE COVENANT

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME. GREETING:

KNOW YE, THAT, JOHN C HUHN, of the Town of Waterford, County of New London and State of Connecticut, are the owners of the certain parcel of land described in Exhibit A, attached hereto.

WHEREAS, in consideration of the Town of Waterford's approving development of the real lot described in Exhibit A pursuant to Section 3.14 et. Seq. of the Town of Waterford, Connecticut, Zoning Regulations, we the undersigned, make the following declarations setting forth certain restrictive covenants as required by Section 3.14.10 of said regulations, which restrictive covenants shall run with the land and shall be binding on all parties and persons claiming under me:

NOW THEREFORE, I, the undersigned owner agree that the Town of Waterford shall not now or in the future be required to plow, maintain, make a public road, provide school bus service or garbage service along a certain strip of land providing access to the real property described in Exhibit A.

IN WITNESS THEREOF, I have executed this covenant this ____ day of _____, 2025.

Witnesses:

John C Huhn

STATE OF CONNECTICUT
COUNTY OF NEW LONDON

Personally appeared, JOHN C HUHN, signer of the foregoing instrument, and acknowledged the same to be their free act and deed, before me, this ____ day of _____, 2025.

Commissioner of the Superior Court

EXHIBIT A

SCHEDULE A DESCRIPTION

All that certain real property situate in the Town of Waterford, County of Waterford, State of Connecticut, described as follows:

Beginning at the Northeasterly corner of the herein described parcel, said corner being the Northwesterly corner of land of Anthony Cabral, Jr., on the Southerly side of Pember Road; thence South 4°00' East, 1151 feet, more or less, along the Westerly side of said Anthony Cabral, Jr. land, to the center of a brook; thence Westerly along center of said brook to a point through which a line parallel with and 150 feet distant Southerly from measured at right angles to said first described line would pass; thence North 4°00' West, 1245 feet, more or less, along other land of Grantor to drill hole in a boulder to the Southerly side of said Pember Road; thence Easterly along said Southerly side of Pember Road, 150 feet to the point of beginning.

Containing four acres more or less.

Commonly known as 18 Pember Road, Waterford, Connecticut.

THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:

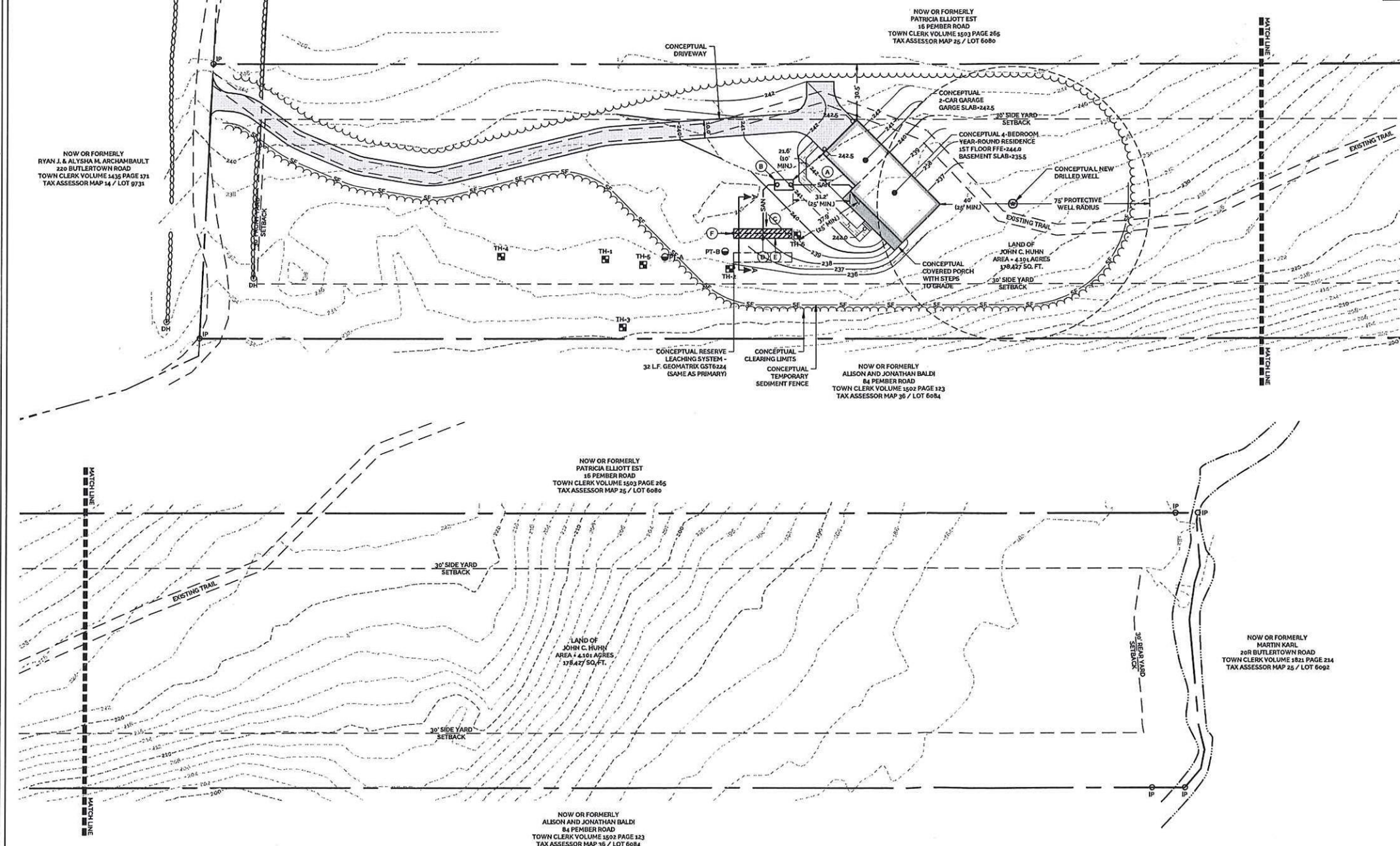
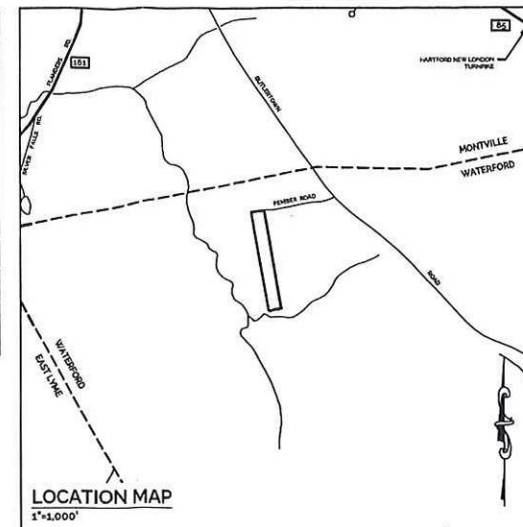
- A. CLASS A-2 & CLASS T-2 SURVEY MAP ENTITLED "PROPERTY SURVEY, PREPARED FOR JAMES C. HURN, 18 TEMBER ROAD, WATERFORD, CONNECTICUT," SHEETS 3 AND 4 OF SCALE 1"=20', DATED: APRIL 22, 2023, PREPARED BY: FLORES SURVEYING, LLC
- THE APPLICANT AND PROPERTY OWNER IS JOHN C. HURN WITH A MAILING ADDRESS OF 330 BROAD STREET, EAST BRITAIN, CT 06027
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 60B ON THE TOWN OF WATERFORD TAX ASSESSOR'S MAP 25. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 19716 PAGE 88B.
- THE SUBJECT PROPERTY IS LOCATED WITHIN THE RURAL RESIDENTIAL "RU-2" ZONING DISTRICT.

THE PURPOSE OF THIS PLAN IS FOR REVIEW BY LEDGE LIGHT HEALTH DISTRICT (LLHD) TO DETERMINE THE FEASIBILITY OF A CODE-COMPLIANT SEPTIC SYSTEM. THE SEPTIC TANK, LEACHING SYSTEM AND RESERVE AREA ARE POSSIBLE LOCATIONS ONLY. NO LOT DEVELOPMENT IS PROPOSED AT THIS TIME. PRIOR TO ANY LOT DEVELOPMENT, A COMPLETE SITE PLAN SHALL BE PREPARED, REVIEWED AND APPROVED IN CONFORMANCE WITH THE TOWN OF WATERFORD ZONING REGULATIONS.

THIS PROPERTY WILL BE SERVED BY A PRIVATE WELL AND A SUBSURFACE SEWAGE DISPOSAL SYSTEM. THERE ARE NO KNOWN WELLS OR OTHER DESIGN CONFLICTS WITHIN 75 FEET OF THE CONCEPTUAL SEPTIC SYSTEM OR RESERVE AREA. THERE ARE NO KNOWN SEWERS OR OTHER DESIGN CONFLICTS WITHIN 75 FEET OF THE CONCEPTUAL WELL LOCATION.

ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-83 DATUM PER REFERENCE MAP "A".

CONCEPTUAL SEPTIC SYSTEM KEY AND INVERT TABLE			
LABEL	ITEM	ELEVATIONS	
A	34" I.F., 4' SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE @ 1/4" PER FT. MIN. SLOPE AND 18" MIN. COVER.	BUILDING SEWER INVERT:	239.40'
B	1500-GALLON CONCRETE SEPTIC TANK (ULLEY PRECAST) W/ RISERS TO WITHIN 12" OF FINISHED GRADE IF NECESSARY. CONTRACTOR SHALL VERIFY SEPTIC TANK IS WATERTIGHT PRIOR TO INSTALLATION.	MIN. GRADE OVER SEPTIC TANK: TOP OF SEPTIC TANK: INVERT IN: INVERT OUT: BOT. OF SEPTIC TANK	240.23' 239.23' 238.40' 238.15' 233.82'
C	32" I.F. SDR 35 ASTM 3034 SOLID DISTRIBUTION PIPE WITH BENDS AS REQUIRED TO CONNECT TO LEACHING SYSTEM PER MANUFACTURER'S REQUIREMENTS		
D	4" SDR 35 ASTM 3034 DISTRIBUTION TEE	TEE INVERT:	236.70'
E	32 I.F. (48 UNITS) OF GEOMATRIX G5E0224 LEACHING SYSTEM	LEACHING SYSTEM (PIPE) INVERT: LEACHING SYSTEM (BOT. OF SYSTEM)	235.70' 234.70'
F	4" SCH. 40 PVC ASTM D1785 INSPECTION PORT (SEE DETAIL). INSPECTION PORT SHALL HAVE AN APPROVED RISER AND VALVE COVER TO FINISHED GRADE.		

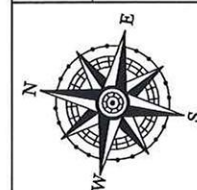


RECEIVED
NOV 05 2025
Planning & Development
Town of Waterford, CT

H#H
ENGINEERING
ASSOCIATES
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
860-980-8008
www.hh-engineers.com

SEPTIC SYSTEM SUITABILITY PLAN

CONCEPTUAL SINGLE-FAMILY RESIDENCE
PROPERTY ADDRESS:
18 PEMBER ROAD, WATERFORD, CONNECTICUT 06385
PREPARED FOR:
JOHN C. HUHN
132 BOSTON POST ROAD, EAST LYME, CONNECTICUT 06330



A horizontal number line with tick marks at 30, 15, 0, and 3. The segment between 15 and 0 is shaded black.

SCALE IN FEET	
PROJECT NO: 2025-0209	SCALE: 1"=30'
DRAWN BY: SMM	DATE: 8/19/2025
CHECKED BY: SMM	DATE: 8/19/2025

DRAWING
SSP-1



SHEET NUMBER: 1 OF 2

18

PEMBER RD

BUTLERTOWN RD

