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TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-24-03
122 Bloomingdale Road, 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 122 Bloomingdale Road, 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:

1. Excavation, grading and construction on 8,000 sq. feet of upland in the upland review area upgradient of inland wetlands,
2. Construction of a 2,400 sq. ft. athletic team & facilities building, associated access driveway, 2,240 sq. ft. parking area, attached 1,500 sq. ft. pavilion and 600 sq. ft. patio upgradient of inland wetlands,
3. Discharge of treated stormwater run-off to area upgradient of inland wetlands and a watercourse.

These regulated activities are associated with the proposed construction of an athletics team and facilities building with associated driveway access and parking area at the Williams School athletic complex, located at 122 Bloomingdale Road, Waterford, Connecticut. The proposed development is shown on a plan entitled; "The Williams School, Athletic Complex, Athletics Team and Facilities Building, 122 Bloomingdale Road, Waterford, Connecticut" dated April 2024, revised sheets received May 7, 2024, prepared by Summer Hill Civil Engineers & Land Surveyors, P.C.

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 silt fence sediment control barrier shall be identified on the final site plan as the limits of clearing and site disturbance.
2. The extent of stone wall to be removed and the area of proposed wall reconstruction shall be indicated on the final site plan.
3. A final planting plan and planting schedule for the non-encroachment area enhancement shall be submitted for approval to the Commission's agent prior to planting the wetland non-encroachment area. The planting schedule shall include plant types, numbers and spacing.
4. A split rail fence is to be installed 5 feet off the east and north edge of the parking area to define the wetland non-encroachment area boundary in this area.

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5. The non-encroachment area boundary shall be marked with 4 x 4 inch posts installed at 30 ft. intervals labelled with non-encroachment area markers provided by the Conservation Commission.
6. A wetland non-encroachment boundary was designated on this property as part of permit #00-26 and as modified herein to protect the 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.
7. Prior to the start of site clearing, the limits of clearing shall be marked on site and inspected by the Commission's agent for consistency with the approved 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.

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 activity does not involve direct impacts to inland wetlands and watercourse resources.
- B. Stormwater run-off from the new development will be treated prior to discharge to wetlands and watercourses.
- C. Short-term construction impacts are minimized by erosion and sediment controls to reduce the potential for sediment impacts. Potential long-term impacts to on-site wetland resources are minimized by maintenance of wetland hydrology, implementation of a stormwater treatment basin, and maintenance of a vegetated wetland buffer designated as a wetland non-encroachment area.
- D. 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: May 23, 2024

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Issued By:

Chairman, Richard F. Muckle
Waterford Conservation Commission