

TOWN OF WATERFORD
Application for Inland Wetland / Watercourse Permit



Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 X _____

Fee: \$110

Agency Use:

Date Received: 6/20/2024

Received By: _____

Application Number: C-24-07

1. Applicant: Jane Wadsworth

Phone: 860.444.2921

Address: 8 Wadsworth Lane, Waterford

State: CT

Zip: 06385

Fax: _____

E-Mail: j.a.wadsworth@att.net

2. Owner: Amy Scott Wadsworth

Phone: _____

Address: 9 Locust Court, Waterford

State: CT

Zip: 06385

Fax: _____

E-Mail: _____

3. Agent: Brian D. Florek, LS CFS

Phone: 860.271.6006

Address: 239 Shore Road, Waterford

State: CT

Zip: 06385

Fax: _____

E-Mail: bflorek@floreksurveyingllc.com

4. Property Address: 9 Locust Court

5. Abutting Property Owners – Complete Attached Form

6. Activity to be Reviewed and / or Licensed (attach sheet if necessary):

Upland Review for a proposed Accessory Dwelling Unit construction

7. Description of Proposed Activity (attach sheet if necessary):

Upland construction of a proposed Accessory Dwelling Unit and utility construction.

8. Purpose of Activity (attach sheet if necessary):

9a. Acreage of Property: 32,172 s.f. / 0.738 acs.

9b. Acreage of Wetlands: 1,677 s.f. / 0.04 acs.

10. Acreage of Wetlands Altered: 0

11. Wetland Mitigation Proposed: None

12. Section 7 and sections 8.1 & 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations" have been complied with: (Review attached check list)

Yes: ☒

No: ☐

The applicant / owner hereby gives the Commission, its agent and consultants the right of free access to any part of the property under consideration. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his / her knowledge, information and belief.

Applicant: Jane Wadsworth

Date: 6/10/24

Owner: Amy Scott Wadsworth

Date: 6/10/24

Agent: Brian D. Florek LS CFS

Date: 6/10/24

Abutting Property Owners to 9 Locust Court

ID	Site Address	Owner Name	Owner Address	Owner City	State	Zip
4072	5 LOCUST COURT	DRISCOLL TIMOTHY M & KATHLEEN M	5 LOCUST CT	WATERFORD	CT	06385
4077	11 LOCUST COURT	WADSWORTH JOHN H JR	11 LOCUST COURT	WATERFORD	CT	06385
5210	241 NIAN TIC RIVER ROAD	AYRTON ESTHER C TRUSTEE	241 NIAN TIC RIVER RD	WATERFORD	CT	06385
5212	247 NIAN TIC RIVER ROAD	MOGER ALAN D	247 NIAN TIC RIVER RD	WATERFORD	CT	06385
5214	249 NIAN TIC RIVER ROAD	FOREMAN WILLIAM D & ELLEN L L/U	249 NIAN TIC RIVER RD	WATERFORD	CT	06385
5216	251 NIAN TIC RIVER ROAD	STUTZMAN BROOKE	251 NIAN TIC RIVER RD	WATERFORD	CT	06385

Florek Surveying, LLC

239 Shore Road
Waterford, CT 06385
860.271.6006
bflorek@floreksurveyingllc.com

Conservation Commission
15 Rope Ferry Road
Waterford, CT 06385

June 13, 2024

Dear Commission Members,

Please accept this letter as a brief narrative for the proposed construction activities located at 9 Locust Court.

Ms. Jane Wadsworth would like to construct an Accessory Dwelling Unit (ADU) to the rear of the property. Because of Zoning Setbacks, the shape of the property necessitates the ADU be placed in this rear yard location. The ADU will be constructed outside of a 50' radius from the flagged wetlands. The wetlands area is a well-established channelized brook with an existing vegetative buffer. Please refer to the Wetlands report prepared by Ian Cole, Registered Soil Scientist / Professional Wetland Scientist which speaks to the Wetland Survey Results.

The rear of the property is a maintained lawn to the vegetation/tree line.

Ms. Wadsworth contractor will install a silt fence at distances shorter than 50' to edge of wetlands. Within this silt fence area, the contractor will stockpile excavated material. The contractor will also utilize this area as a construction material laydown.

Upon completion of the project, Ms. Wadsworth would like to use the silt fence line as Wetland buffer. It is agreed that the Surveyor will stake the silt fence as shown on the Site Plan.

Should you require additional information, please do not hesitate to contact me.

Regards,

Brian D. Florek, LS, CFS
Managing Member, Florek Surveying LLC



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

ltcole@gmail.com

860-514-5642

March 30, 2024

Mrs. Jane Wadsworth
9 Locust Court
Waterford CT 06385

**RE: WETLAND AND WATERCOURSE SURVEY REPORT
9 LOCUST COURT
MBL: 115/4075
WATERFORD, CONNECTICUT**

Dear Mrs. Wadsworth:

At your request, I completed a field delineation of the leading edge of the Connecticut jurisdictional freshwater inland wetland and watercourse boundaries at the above referenced parcel .74-acre residential parcel located at 9 Locust Court in Waterford, Connecticut.

DELINEATION METHODOLOGY

The wetland delineation was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Waterford or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined

permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

The wetland survey was completed on March 11, 2024, under blue sky conditions. The on-site wetland delineation examined the upper 20" of the site's soil profile for the presence of hydric soil conditions and delineated any wetland and/or watercourse boundaries located on the parcel. One watercourse system was identified in the southeastern corner of the property meeting the wetland criteria noted above and was marked in the field with sequentially numbered pink and blue wetland delineation flagging labeled Wetland #1 (1-6 and 1A-3A). The attached wetland sketch illustrates the approximate wetland locations and corresponding flag series. Please note this sketch is for high level planning and navigation purposes only and the wetland boundaries depicted are subject to refinement once traditionally located and mapped by a Professional Licensed Land Surveyor.

The subject .74-residential property hosts an existing dwelling which occupies the northern half of the property. The bulk of the southern half of the property is maintained as lawn. A small intermittent watercourse flowing south to Stony Brook cuts across the southeast corner of the property. The watercourse is well-defined and is confined to the thickly vegetated banks of the stream channel. The overall wetland community along the delineated wetland boundaries exhibits palustrine wooded swamp wetland vegetation, including:

Trees: Red maple.

Shrubs: Alder, honeysuckle, winterberry, multiflora rose, and Japanese barberry.

Herbaceous: knotweed, jewelweed, and skunk cabbage.

The above is not an exhaustive list, but a sample of commonly encountered vegetation that characterizes the on-site wetland community. Representative photos of the site are attached below.

SOIL SURVEY

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The on-site soils originated from glacial outwash and wind-blown eolian parent materials.

Wetland Soils

The wetlands soils are classified as Raypol silt loams. These very poorly drained soils are found in small drainageways in sandy glacial outwash landscapes. The hydric soils are contained within the stream channel bank.

Upland Soils

The upland soils were not examined in great detail except where necessary to delineate the wetland boundary. The bulk of the uplands within the areas suitable for development are mapped and classified as moderately well-drained Ninigret fine sandy loam. Generally these upland soils are well suited for development with little limitations. As noted on the soil survey small inclusions of sandy Merrimac soils may be included within this mapping unit. A copy of the NRCS soil survey is attached for reference.

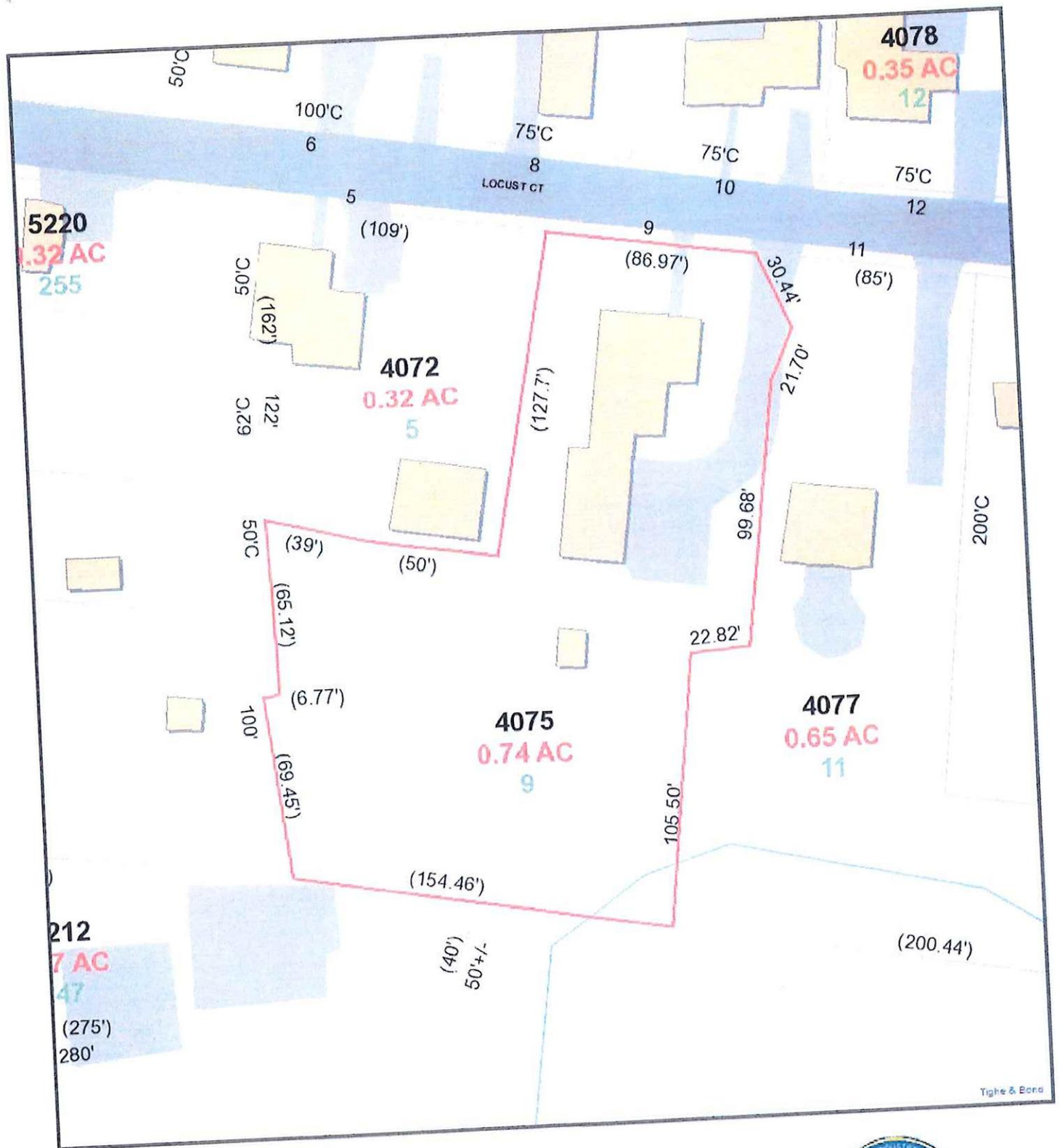
If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,



Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

Attachments:
GIS LOCUS MAP
WETLAND SKETCH
NRCS SOIL SURVEY
SITE PHOTOS



2/10/2024 8:35:40 AM

Scale: 1"=50'

Scale is approximate

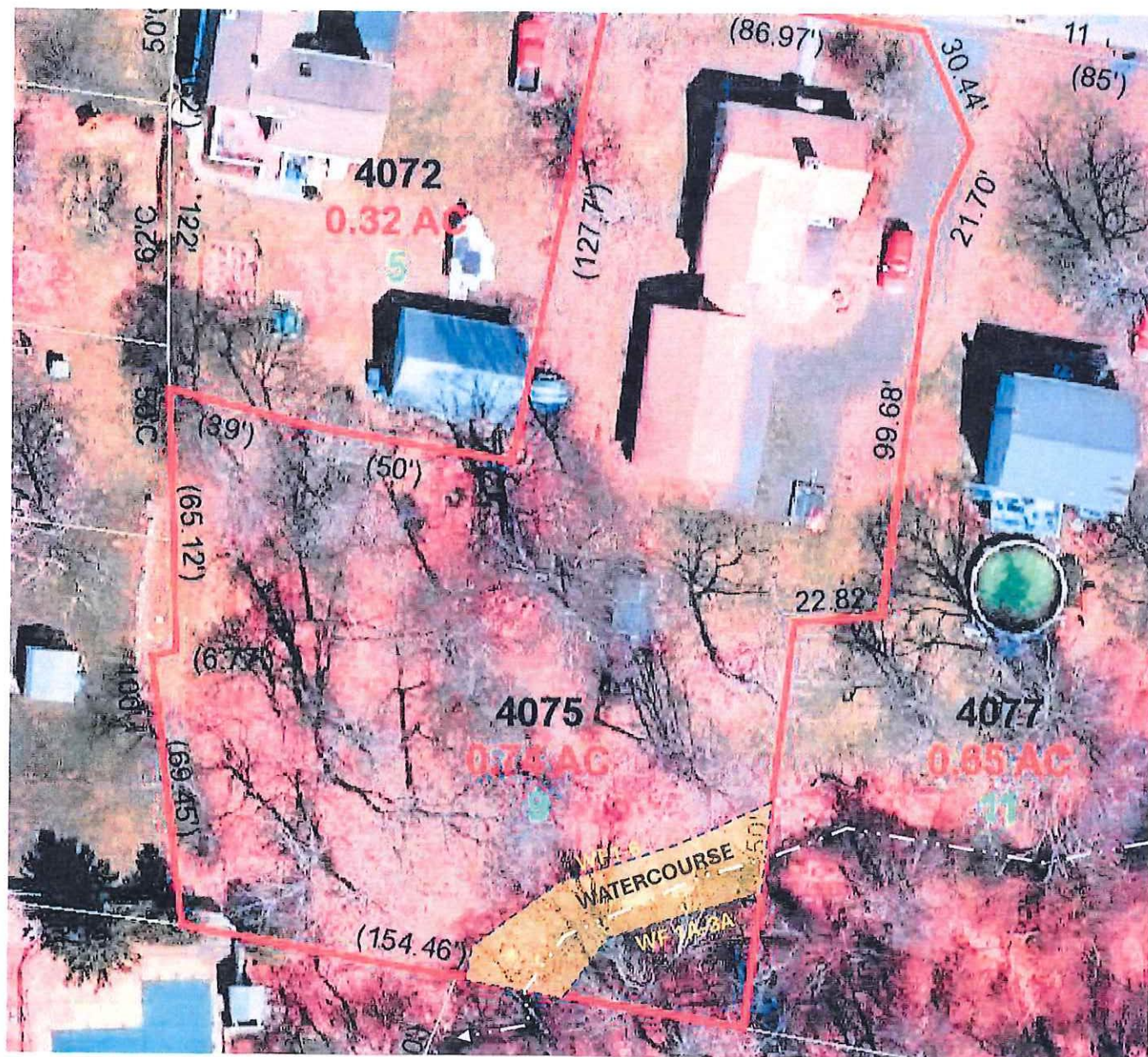
The information depicted on this map is for planning purposes only. It is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analyses.



WETLAND SKETCH

9 LOCUST COURT – WATERFORD

MBL 115/4075

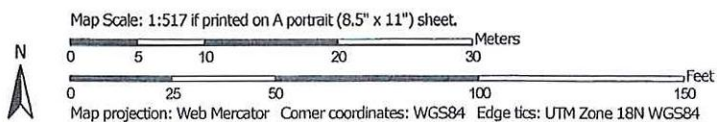


Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut, Eastern Part



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

3/31/2024
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Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	0.0	0.5%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	0.9	99.5%
Totals for Area of Interest		0.9	100.0%



Photo1: Example of the watercourse and wetland that flows across the southeastern corner in the rear of the property.



Photo 2: Example of the conditions of the upland review area. The proposed site improvements are slated to be constructed to the south of the existing garage. For context the wetlands in this photo flow along the south tree line on the far-left side of the photo. The upland review area is maintained as lawn.