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July 8, 2021

Delivered via Email

Maureen FitzGerald
Environmental Planner
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

RE: 198 Shore Road, Waterford, Connecticut
Request for Determination
Our File #7736.235010

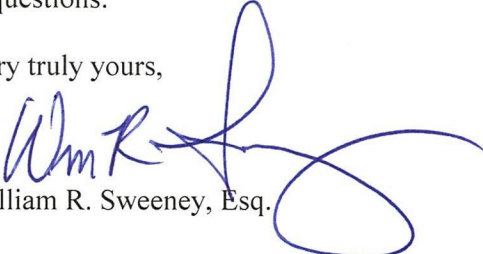
Dear Maureen:

Our law firm represents John Lombardi, Jr., who owns and resides at 198 Shore Road in Waterford, Connecticut. Our client is proposing a two-lot resubdivision of his property to allow the conversion of a pre-existing carriage house/garage into a separate single-family dwelling on a separate lot. Enclosed, please find the proposed resubdivision plan which we intend to submit to the Waterford Planning & Zoning Commission later this month.

Based on our recent discussions with your office, we are writing to request a determination from the Waterford Conservation Commission that the proposed resubdivision of land does not involve any regulated activities which would require the issuance of an Inland Wetlands and Watercourses Permit. We would note that the resubdivision plan proposes no site work south of the existing driveway on the property or in the vicinity of the watercourse which runs along its southern boundary. Moreover, the proposed site grades in the area of future construction on the carriage house/garage addition do not direct any run-off to the south or in the direction of the onsite resource areas. Further, the proposed resubdivision plan calls for the existing driveway, in its current configuration, to remain the sole access to both residences and such requisite rights and obligations shall be provided in the deeds for each lot. Consequently, we believe that the proposed resubdivision of land itself does not contemplate or involve any regulated wetland or watercourse activities.

We would respectfully request that this letter be received at the next regular meeting of the Commission on July 22, 2021 for review and a determination. As the designated agent for Mr. Lombardi, please do not hesitate to contact us if you have any questions.

Very truly yours,


William R. Sweeney, Esq.

Enclosure (via email)