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May 25, 2021

Waterford Conservation Commission
15 Rope Ferry Road
Waterford, CT 06385

Re: 994 Hartford Turnpike
Waterford, CT
CLA – 6422

CLA Engineers is in the preliminary process of obtaining approvals for the development of a Safe Futures facility at 944 Hartford Turnpike. The site has been utilized in the past as a Christmas tree farm. The site contains a garage that was used for the Christmas tree farm. The site was previously approved for a warehouse and a commercial manufacturing facility for Yost. No new areas of direct wetland impact are proposed as part of the Safe Futures facility. The Yost manufacturing facility was approved on March 12, 2020, Inland Wetlands & Watercourses Permit #C-20-03.

The project proposes a new 21,600± SF free standing, office building, which includes an area for classrooms and outdoor recreation, Riverfront Children's Center, as an accessory use for Safe Futures. Safe Futures is a facility for victims of domestic abuse. The proposed building will be used by Safe Futures, for their office space and office space for partner agencies, such as DCF. There will also be an area for Criminal Justice offices and training area for courtroom procedures, training only, no actual courtroom proceedings.

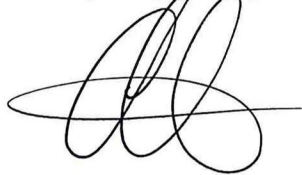
The Safe Futures site plan calls for a larger building than Yost, however, it does not propose the loading docks and the large pavement areas required for tractor trailer trucks to maneuver, as proposed by Yost. The proposed area of disturbance is very similar in location and total area of disturbance to that approved for the Yost development. Attached is a plan showing the grading proposed for Safe Futures in black and the approved grading for Yost in red.

The stormwater treatment system proposed for Safe Futures is very similar to the stormwater treatment system approved for the Yost development. The basins have been

enlarged slightly for Safe Futures, to provide the same level of treatment as provided for the Yost project. By its nature, the use proposed by Safe Futures, office space, is much cleaner than the manufacturing facility proposed by the Yost development.

Based on the similarity between the projects, CLA believes that the Safe Future project poses no more potential for wetland impacts than the Yost project. We are requesting that a new application and permit not be required for the Safe Futures project. Any stormwater management or erosion and sediment control concerns will be addressed during the Planning and Zoning application process, as the plans will be reviewed by Waterford's Environmental Planner. If you have any questions please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, consisting of a series of loops and a horizontal line extending to the right.

Ellen M. Bartlett, PE, CPSWQ
LEED Accredited Professional