

DRAFT

TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-22-09
21 Gurley 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 21 Gurley 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:

- Clearing, excavation and grading associated with construction of 6 multi-unit office/warehouse buildings, associated parking areas, driveway and stormwater basins adjacent to inland wetlands and watercourses;
- Construction of stormwater treatment basins, portions of parking area and driveway access, and portions of Buildings 1, 2 and 4 within 3.25 acres of upland review area;
- Discharge of treated stormwater run-off to inland wetlands and watercourses.

These regulated activities are associated with the proposed construction of a 6 building office/warehouse complex located at 21 Gurley Road, Waterford, Connecticut. The proposed activities are shown site plans entitled; "Stone Ridge Business Park, 21 Gurley Road, Waterford, Connecticut" sheets 1 – 20, revision date October 25, 2022, prepared by CLA Engineers, Inc.

The Conservation Commission authorizes the regulated 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 final plan shall include installation of temporary diversion swales at intervals within the cut/fill slope associated with Phase 2 construction to intercept run-off and direct sheet flow towards the temporary sediment traps.
- 2) During Phase 2 of construction, a third party inspector is required to review the construction site on a weekly basis for conformance with the approved erosion and sediment control plan. The qualifications of the third party shall be submitted to the Commission's agent for approval prior to the initiation of construction. Weekly inspection reports prepared by the qualified inspector shall be submitted to the Commission's agent

documenting the condition of the required erosion and sediment control and construction stormwater control measures and any recommended corrective actions, maintenance or supplemental soil stabilization measures. Inspection and reporting shall continue until the extent of Phase 2 grading has been demonstrated to be well-vegetated and stable and the temporary sediment traps stabilized and functional.

- 3) At all times during site construction, temporary diversion swales and temporary sediment traps shall be installed and maintained to collect and settle site construction run-off and to prevent sediment discharge to the post-construction infiltration basins and receiving wetlands and watercourse resources.
- 4) Construction of the subsurface infiltration systems and the infiltration basins shall be inspected by the design engineer during construction to verify the type, depths, and permeability of the specified fill materials are consistent with the approved plans. Prior to the issuance of a certificate of occupancy for each building, an as-built plan and inspection report shall be submitted to the Commission's agent with a written verification that the stormwater treatment and infiltration systems were constructed in accordance with the approved plans and the design infiltration rate.
- 5) No outdoor storage or maintenance of materials or equipment is permitted.
- 6) Post construction monitoring of the stormwater basins shall be conducted by a wetland scientist or other qualified professional for a period of two (2) years following completion of each of the stormwater treatment basins to document vegetation establishment/success and functioning of the stormwater basins. Monitoring shall be conducted 2 times per year during the early and latter part of the growing season and include, vegetation establishment, depth of ponding and draw-down interval, sideslope and substrate stabilization, and outlet stabilization. Invasive plant species shall be removed from the basins. Total herbaceous coverage of the basin shall equal or exceed 75% at the end of the second monitoring year. A monitoring report shall be submitted to the Conservation Commission by October 30th of each monitoring year. The Commission may require corrective actions to maintain or repair the stormwater basins.
- 7) Surface water quality monitoring of the western perennial stream shall be conducted 2 times per year (semi-annually) by a qualified third party following the start of site construction to document water quality of the receiving watercourse and monitor potential impacts to stream quality from the site development. Samples shall be collected where the stream enters the property and exits the property at locations upstream and downstream of the development. Parameters to be tested shall include: total suspended solids, total phosphorus, nitrate-N, total copper, total lead, and total zinc. Samples are to be collected during storm events of 0.5 inch or greater during a 24-hour period during the early (April-May) and late (September-October) growing season. A year-end monitoring report shall be submitted to the Commission's agent by December 15th of the monitoring year.
- 8) Stream water quality monitoring and reporting shall continue for a minimum of 3 years following completion of site development.

- 9) A condensed inspection and maintenance chart identifying the frequency and type of maintenance requirements for the rain gardens, roof infiltration units, stormwater forebays, infiltration basins and outlet control structures shall be prepared by the design engineer and submitted to the Commission's agent for approval prior to the issuance of a certificate of occupancy. The maintenance chart shall be kept on the premises and implemented by the permittee to insure proper maintenance and operation of the stormwater control facilities.
- 10) The limit of permanent clearing and disturbance adjacent to inland wetlands shall be identified on the final plan as the wetland non-encroachment boundary. No activity, including but not limited to clearing, grading, filling or removal of vegetation shall be conducted within the non-encroachment area without specific authorization from the Conservation Commission. The purpose of this vegetated non-encroachment area is to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.

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 or watercourses. The proposed activity will not diminish the capacity of the on-site wetlands and watercourses to support fish and wildlife, prevent flooding, supply and protect ground and surface waters, control erosion and assimilate pollutants or to facilitate drainage.
- B. Short-term construction impacts are minimized with a phased construction sequence and erosion and sediment control plan to reduce the potential for adverse sediment impacts. Potential long-term impacts to on-site wetland resources are minimized by maintenance of wetland hydrology, implementation of stormwater treatment systems, and maintenance of a vegetated wetland buffer designated as a wetland non-encroachment area.
- C. 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.

Date Issued: December 8, 2022

Issued By: _____
Chairman, Richard F. Muckle
Waterford Conservation Commission

Effective Date: _____