



PLANNING & DEVELOPMENT

Date: February 8, 2021

To: Waterford Conservation Commission

From: Maureen FitzGerald, Environmental Planner

**Re: Review of Proposed Lean-To Shed
Adjacent to "No-Name Brook"
21 Sixth Avenue – Determination of Permit Requirement**

Commissioners,

The owners of 21 Sixth Avenue have submitted a building application for a shed located approximately 10 feet from the bank of a stream channel identified as "No Name Brook". The area is not mapped as wetland soil type and prior site visits conducted by this office indicate the land is maintained as residential yard.

Shed installation will not involve fill or grading in the watercourse.
Zoning regulations require the shed to be a minimum setback of 10 feet from the property line.

Staff requests the Commission determine if the shed installation involves regulated activity that requires an inland wetland permit or if the shed installation can be considered a use incidental to the enjoyment and maintenance of a residential property in accordance with Section 4.1(d) of the inland wetlands and watercourses regulations.

I have attached the building permit application along with aerial maps of the site and Section 4 of the regulations for your consideration.

Respectfully,

Maureen FitzGerald
Environmental Planner

Attachments: -

**TOWN OF WATERFORD, CT - PLANNING AND DEVELOPMENT
APPLICATION FOR ZONING COMPLIANCE AND BUILDING PERMIT**

LOCATION INFORMATION:

Property Address 21 6th AVE Unit # NA Waterford ☒ Quaker Hill
 Owner JOSEPH AND KAREN BARNETT Leasee NA Cell # (860) 574 1459
 Telephone # (860) 574-2011
 Address 21 6th AVE WATERFORD CT 06385
 Street City/Town State Zip Code

CONTRACTOR/AGENT INFORMATION:

Contractor/Agent OWNER / BUILDER Cell # () NA
 Telephone # () NA
 Address NA
 Street City/Town State Zip Code
 Contractors License # NA Expiration Date NA
 Workers Compensation insurance submitted? YES NA Affidavit YES NA

PERMIT REQUEST:

Purpose of Permit 11' x 18' POLE SHED WITH LEAN TO STYLE ROOF.
PROPOSED SITE WAS REVIEWED BY MAUREEN FITZGERALD IN
JAN. 2020.
ESTIMATED COST \$1,949

RECEIVED
 JAN 25 2021
 Planning & Development
 Town of Waterford, CT

The owner of the above property guarantees that all the applicable requirements of the Town of Waterford, Zoning Regulations, CT Basic Building Code and the CT Public Health Code in so far as they apply to the design, erection and location of the building described in this application will be strictly complied with. And also authorizes the Planning & Zoning Commission, Building and Health Department and its staff to enter upon the property in question for the purpose of inspection and enforcement with regard to all of the above requirements.

Property Owner Signature [Signature] Date 1/20/2021
 Printed Owner's Name JOSEPH BARNETT Email Address JBARNETT@LIVE.COM
 Contractor/Agent NA Date NA
 Printed Contractor/Agent Name NA Email Address NA

I hereby certify that the proposed work is authorized by the owner in fee and I have been authorized by the owner to make this application as his authorized agent.

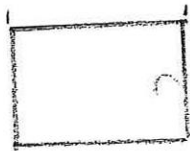
OFFICE USE ONLY		
Building Permit	T/C [] U/C []	Estimated Cost \$
#B - 1 -	P/S [] S/S []	
	City Water [] Well []	Fee \$
Zoning Compliance	Excavation Permit Yes [] No []	
Permit # <u>21-3</u>	Ledge Light Health Yes [] No []	State Fee \$
	Fire Marshall	
Site Work	Police Department	C of O Fee \$50.00 \$100.00
Estimate \$	Other	
		Total \$
Fee \$	Applicant Notified:	

18 5th AVE

20 5th AVE

22 5th AVE

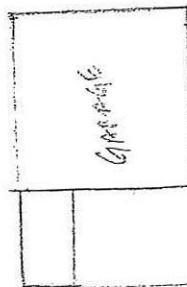
10' SET BACK



PROPOSED
11' x 13'
POLE SHED

CRUEL

11 6th AVE



21 6th AVE

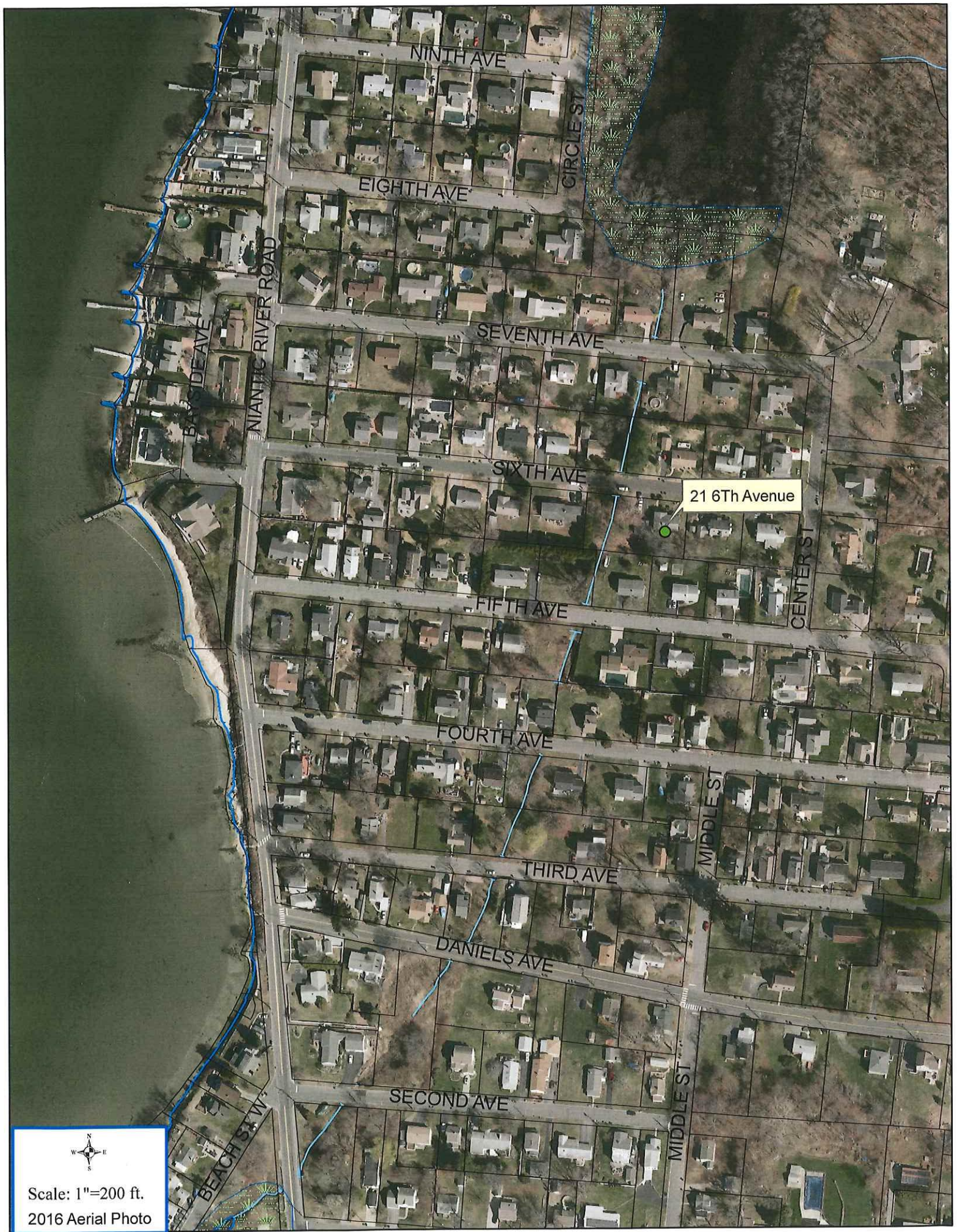
23 6th AVE

BARNETT SITE PLAN
21 6th AVE.

SCALE 1" = 20'



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.



Scale: 1"=200 ft.
2016 Aerial Photo



**PROPOSED
11 X 18 SHED**

21 6Th Avenue



Scale: 1"=40 ft.
2016 Aerial Photo

**SECTION 4 - PERMITTED USES AS OF RIGHT
AND NON-REGULATED USES**

- 4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:
- a. Grazing, farming, nurseries, gardening and harvesting of crops, and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this section shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, or the mining of the topsoil, peat, sand, gravel, or similar material from wetlands or watercourses for the purposes of sale;
 - b. A residential home (i) for which a building permit has been issued, or (ii) on a subdivision lot, provided the permit has been approved by the Waterford Planning and Zoning Commission as of the effective date of promulgation of the Municipal Regulations pursuant to subsection (b) of Section 22a-42a, or as of July 1, 1974, whichever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subsection unless the building permit was obtained on or before July 1, 1987. The individual claiming a use of wetlands, permitted as of right, under this subsection shall document the validity of said right by providing a certified copy of the building permit and a site plan showing proposed and existing topographic contours, house and well locations, septic system, driveway, approval dates, or other necessary information to document his right hereunder;
 - c. Boat anchorage or mooring, not to include dredging or dock construction;
 - d. Uses incidental to the enjoyment or maintenance of a residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted in the Town of Waterford and containing a structure. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material (as determined by the Commission) from or into a wetland or watercourse, or diversion, alteration, obstruction, or pollution of a watercourse or wetland.
 - e. Construction and operation by water companies as defined by Section 16-1 of the Connecticut General Statutes or by municipal water supply systems as provided for in Chapter 102 of the Connecticut General Statutes, of dams, reservoirs, and other facilities necessary to the impounding, storage, and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 through 22a-410 of the Connecticut General Statutes.