

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Date: February 2, 2024

To: Waterford Conservation Commission

From: Maureen FitzGerald, Environmental Planner 

Re: Dominion Energy - Proposed Equipment Storage Building
314 Rope Ferry Road, Waterford

Proposed Activity:

The proposal is for the construction of 160 ft. x 60 ft. storage building in the area of a previously approved HSM module construction pad at the lay-down yard of Dominion Energy plant. [Refer to attached location mapping].

The construction involves removal of a portion of the pre-existing concrete pad and construction of the storage building and stormwater swale. The site plan indicates no changes to existing grades with the exception of grading the approximately 4 ft. deep stormwater swale with rip-rap outlet pad. The adjacent wetlands lie west of the lay-down area, at the base of a 20 ft. vegetated fill slope. The building will be located outside the 100 ft. upland review area. Site plan attached.

According to the plan engineer, there will be no outside storage of equipment. Stored within the heated portion of the structure will be a 32 ft. long trailer, a 30 ft. long "up-ender" that is mounted to a standard over-the-road trailer, a storage cabinet and rigging apparatus. The un-heated portion will be used to store dry shield canisters, canister lids and carts.

Activity in the upland review area is for excavation and grading of the stormwater swale. The swale is sized to collect and treat the water quality volume from the building roof area. A perimeter sediment control barrier of staked waddles will be installed at the edge of the existing fill pad to control construction run-off.

The Conservation Commission determined in 2016 that the construction of the existing concrete pad and HSM construction area on this fill site did not involve regulated wetland activities. The owner's agent is requesting a finding of "no regulated activity" for the proposed structure on this same site.

The Commission may consider, per Section 6.3 of the Waterford Inland Wetlands & Watercourse Regulations, that an activity located in upland review areas or any other non-wetland or non-watercourse area is likely to impact or affect wetlands or watercourses. If so determined, the activity is regulated.

Considerations:

The construction area is an existing fill pad. The fill slopes are well-vegetated. The pad surface is generally level and composed of compacted gravel and concrete surface. Perimeter sediment controls will be installed during site work.

Activity within the 100 ft. upland review area consists of excavation and grading of an approximately 60 ft. x 15 ft. stormwater treatment swale. Discharge from this swale passes through a rip-rap level spreader approximately 70 feet upslope from the nearest wetland boundary. The fill slopes of the pad are well-vegetated.

Due to the existing site conditions, it is staff's opinion that the building construction and operation will not involve activities that may impact the adjacent downgradient wetlands.

* * * *

Attachments:

- site location maps (2)
- wetland delineation mapping
- site plan

TOWN OF WATERFORD
Conservation Commission
Application for Inland Wetland / Watercourse Permit

Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 _____

Fee: _____

Agency Use:

Date Received: _____

Received By: _____

Application Number: _____

1. Applicant: DAVID N GOFF (DOMINION) Phone: (860) 447-1791
Address: 314 ROPE FERRY RD, WATERFORD State: CT Zip: 06385

Fax: _____ E-Mail: _____

2. Owner: DOMINION ENERGY INC Phone: _____
Address: 600 CANAL ST, RICHMOND State: VA Zip: 23219

Fax: _____ E-Mail: _____

3. Agent: N/A Phone: _____
Address: _____ State: _____ Zip: _____

Fax: _____ E-Mail: _____

4. Property Address: 314 ROPE FERRY RD, WATERFORD, CT 06385

5. Assessor's Map #: _____ Assessor's Parcel #: _____

6. Abutting Property Owners - Complete Attached Form

7. Activity to be Reviewed and / or Licensed (attach sheet if necessary): CONSTRUCTION OF A STORAGE BUILDING ON AN EXISTING LAY DOWN YARD. REQUESTING A DETERMINATION OF NO REGULATED WETLAND ACTIVITY.

8. Description of Proposed Activity (attach sheet if necessary): SEE ATTACHED.

9. Purpose of Activity (attach sheet if necessary): SEE ATTACHED.

10. Acreage of Property: APPROX. 526 Acreage of Wetlands: APPROX. 5 ACRES

11. Acreage of Wetlands Altered: NONE 12. Wetlands Mitigation Proposed: NONE

13. DEP Reporting Form With Appropriate Attachments: Yes: _____ No: _____

14. 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: [Signature] Date: 2/6/24

Owner: _____ Date: _____

Agent: _____ Date: _____

RECEIVED

FEB 6 2024

Planning & Development
Town of Waterford, CT

Memorandum

To: Maureen FitzGerald
From: Timothy A Macierowski
Subject: Dominion Energy, 314 Rope Ferry Rd. – Storage Building Intended Use
Date: 02/05/24
CC: Kyle Wilson, Jim Jones

Maureen,

During the review of initial civil plans, the question was asked to Millstone on the intended operation of the proposed storage building in the previous HSM construction area location at Dominion Energy. Working closely with the site we have outlined the following to expand on the intended use.

- The project scope does not include the storage of equipment or material within close proximity to the new structure.
- In the unheated side planned storage is empty Dry Shield Canisters (DSC) 7'-6" x 18'-0" with carts, DSC Lid Crates 9'-0" x 9'-0" and empty crates 3'-0" x 30'-0".
- In the heated side planned storage is custom equipment used by the site every twelve to eighteen months.
- This custom equipment consists of:
 - A self-propelled transfer trailer, 32' long and 10' wide
 - An "up-ender" that is mounted to a standard over the road trailer, 30' long and 9' wide (approximately)
 - A self-contained cabinet (HPU) approximately 6' x 6' x 6' that houses custom hydraulic components
 - A custom rigging apparatus that is designed to interface with the concrete doors on storage modules.
- This building will not be used for any radiological material storage.

Should the town have any further questions regarding this project please do not hesitate to ask.

Sincerely,

**Timothy
Macierowski**

Digitally signed by Timothy
Macierowski
DN: cn=Timothy Macierowski, o=AZ,
ou=AZ, email=tmacierowski@a-
zcorp.com, c=US
Date: 2024.02.06 09:00:16 -05'00'

Timothy A Macierowski, PE
Director

Conservation Commission Permit Application Attachment		Properties Adjacent to:	
Owner	Parcel ID#	Property Address	Mailing Address
ARC New London County, Inc.	17	4 Albacore Dr	125 Sachem St Norwich, CT. 06360
Gilpin, Wayne & Debra	19	6 Albacore Dr	6 Albacore Dr Waterford, CT. 06385
Bill Catherine Levan Trustee	21	8 Albacore Dr	8 Albacore Dr Waterford, CT. 06385
Marino, Francisco & Alvera	23	10 Albacore Dr	10 Albacore Dr Waterford, CT. 06385
Caro, Sean & Puntiel Rosario	24	11 Albacore Dr	11 Albacore Dr Waterford, CT. 06385
Jakubec, Mary	25	12 Albacore Dr	12 Albacore Dr Waterford, CT. 06385
Mader, Michael	3210	8 Hansson St	33 Great Neck Rd Waterford, CT. 06385
Gessner, Nicholas & Clayton Christina	4472	3 Marlin Dr	3 Marlin Dr Waterford, CT. 06385
Lamb-Meeches, Erin	4474	5 Marlin Dr	5 Marlin Dr Waterford, CT. 06385
Bank of America	4476	7 Marlin Dr	7 Marlin Dr Waterford, CT. 06385
Sylvestre, John & Cheryl	4478	12 Marlin Dr	12 Marlin Dr Waterford, CT. 06385

Conservation Commission Permit Application Attachment		Properties Adjacent to:	
Owner	Parcel ID#	Property Address	Mailing Address
Moses, Evin Deen	4643	54 Millstone Rd West	54 Millstone Rd West Waterford, CT 06385
Rivera, Yesenia M Trustee	4645	56 Millstone Rd West	56 Millstone Rd West Waterford, CT 06385
Listiano, Michael J & Elaine	4647	58 Millstone Rd West	58 Millstone Rd West Waterford, CT 06385
Gould, Stephanie & Sheatsley, Michelle Cottee	4650	60 Millstone Rd West	60 Millstone Rd West Waterford, CT 06385
Buckley, Paul C & Carnilla A	4649	62 Millstone Rd West	62 Millstone Rd West Waterford, CT 06385
Flores, Peter Jr	7041	280 Rope Ferry Rd	280 Rope Ferry Rd Waterford, CT 06385
Durfee Hill Cemetery	7042	290 Rope Ferry Rd	290 Rope Ferry Rd Waterford, CT 06385
Co-owner: Waterford Town of			
Schenking, Mark D & Lorian	7043	300 Rope Ferry Rd	300 Rope Ferry Rd Waterford, CT 06385
334 Rope Ferry LLC	7049	334 Rope Ferry Rd	334 Rope Ferry Rd Waterford, CT 06385
Kiddy, Angela	8084	11 Summer Rest Rd	11 Summer Rest Rd Waterford, CT 06385
Connecticut Light and Power Company the	8087	16 Summer Rest Rd	16 Summer Rest Rd Waterford, CT 06385
Gardiner, Alan H & Susan H	4653	75 Millstone Rd West	75 Millstone Rd West Waterford, CT 06385
Wader, Michael	3209	7 Hansson St	33 Great Neck Rd Waterford, CT 06385

Conservation Commission
Permit Application Attachment

Properties Adjacent to:

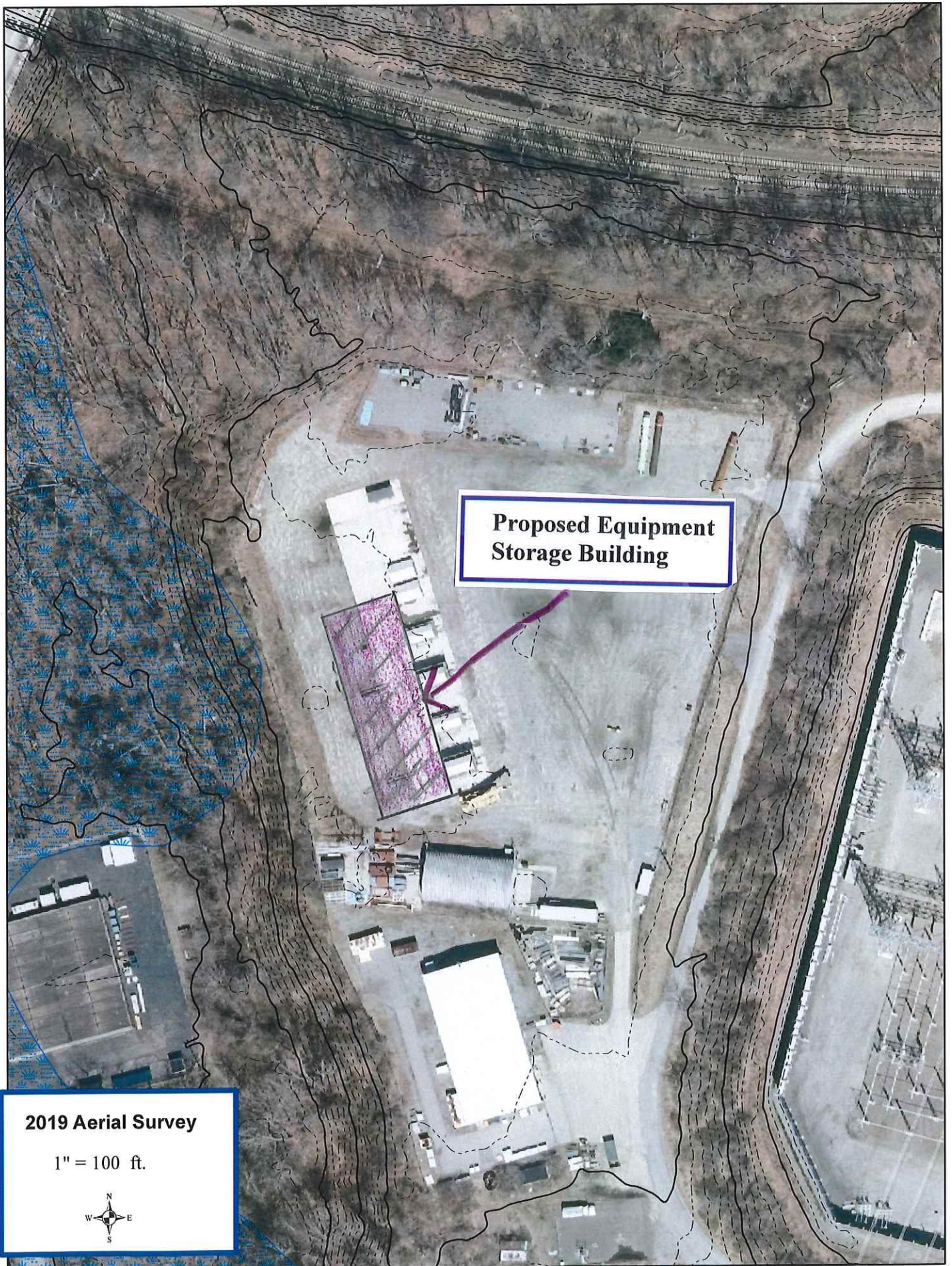
Owner	Parcel ID#	Property Address	Mailing Address
DONOVAN JEFFREY B &	3127	2 Gun Shot Rd	2 GUN SHOT RD
JOAN E			WATERFORD CT. 06385
KNOWLES PATRICK H Jr &	3146	2A Gun Shot Rd	2A GUN SHOT RD
RENEHAN-KNOWLES ANN			WATERFORD CT, 06385
SALLER EDWARD G III &	3129	4 Gun Shot Rd	4 GUN SHOT RD
LAURETTE			WATERFORD CT, 06385
CYRULIK STANLEY L &	3131	6 Gun Shot Rd	6 GUN SHOT RD
WALTER G			WATERFORD CT, 06385
FERRO BERNARD J &	3133	8 Gun Shot Rd	8 GUN SHOT RD
JANET I			WATERFORD CT, 06385
CHARBONNEAU DOROTHY E	3135	10 Gun Shot Rd	10 GUN SHOT RD
TRUSTEE			WATERFORD CT. 06385
EGOLF THOMAS A &	3137	12 Gun Shot Rd	12 GUN SHOT RD
CYNTHIA J			WATERFORD CT. 06385
SANCHEZ JOSE A &	3139	14 Gun Shot Rd	14 GUN SHOT RD
KIMBERLY			WATERFORD CT. 06386
KUNZE KATHLEEN A	3141	16 Gun Shot Rd	16 GUN SHOT RD
			WATERFORD CT. 06385
MITTLEMAN GREGORY &	3143	18 Gun Shot Rd	18 GUN SHOT RD
ANN F			WATERFORD CT. 06385
PEZZELLO THOMAS J &	3145	22 Gun Shot Rd	22 GUN SHOT RD
JORDAN D			WATERFORD CT. 06385

2019 Aerial Survey
SCALE: 1" = 1,000 FT



**PROPOSED EQUIPMENT
STORAGE BUILDING**





**Proposed Equipment
Storage Building**

2019 Aerial Survey

1" = 100 ft.



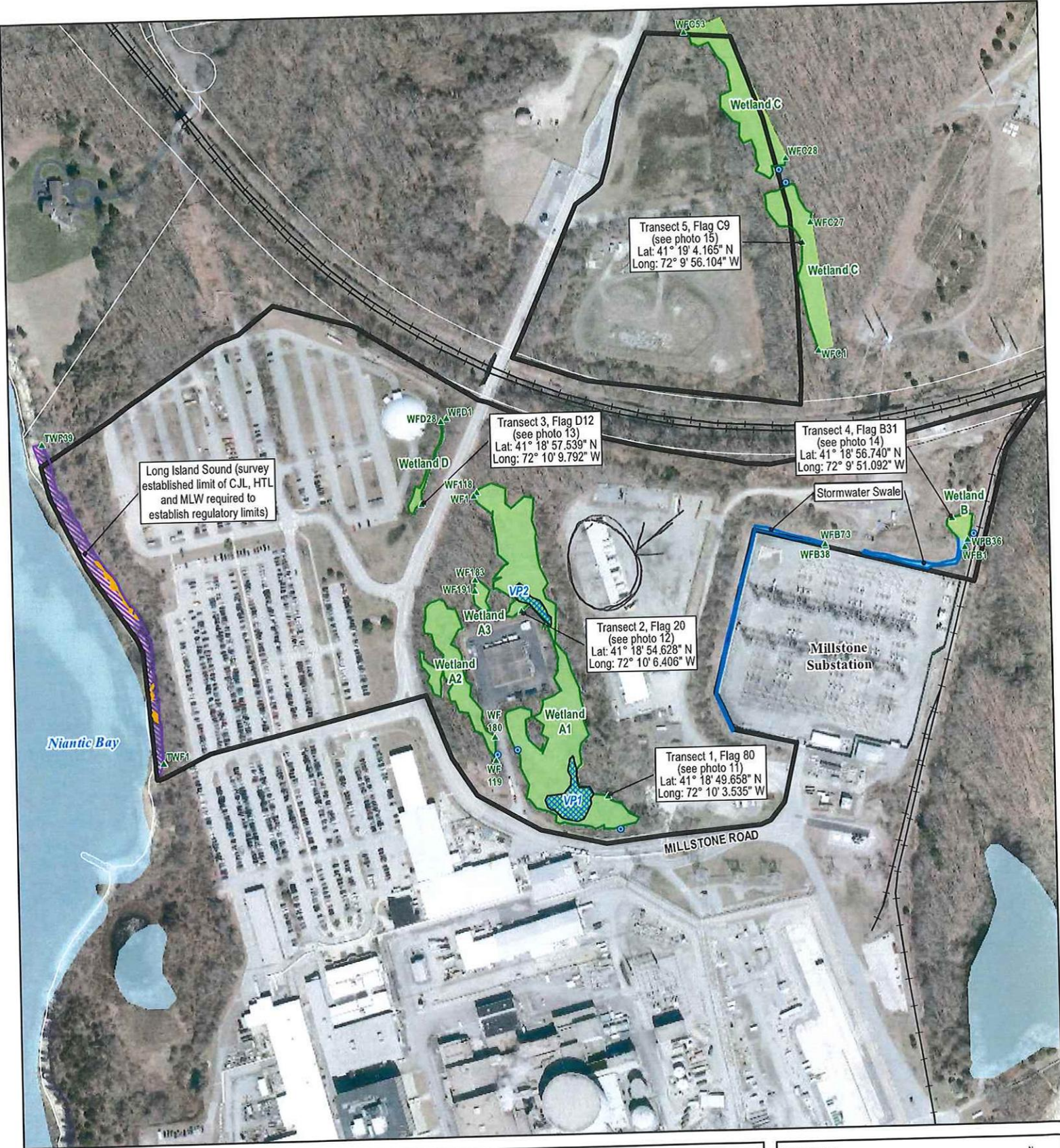


Figure 2: Wetlands and Watercourses Map
 Millstone Power Station
 Millstone Road, Waterford, CT

Legend

- Project Area
- Approximate Parcel Boundary
- Railroad
- Wetland Flag
- Culvert
- Stormwater Swale
- Delineated Wetland Boundary Outline
- Delineated Wetland
- Long Island Sound OHWM
- Tidal Marsh (high and low marsh, degraded)
- Open Water
- Confirmed Vernal Pool

Map Notes:
 Base Map: CTECO 2019 Aerial Imagery
 Map Date: April, 2022

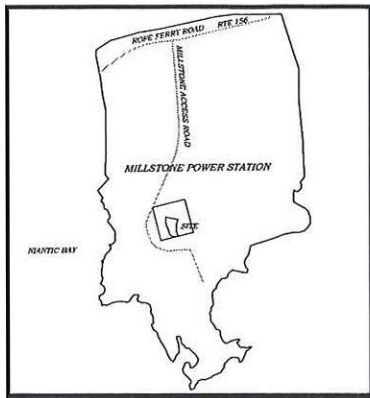
SCALE

1 inch = 350 feet
 0 175 350 Feet



DAVISON ENVIRONMENTAL, LLC
 10 MAPLE STREET
 CHESTER, CT 06412
 860-803-0938





SITE LOCATION MAP
SCALE: 1"=2000'

Survey Notes:

- This map has been prepared within the "Minimum Standards for Surveying and Mapping in the State of Connecticut" as adopted for use by the regulations of Connecticut state agencies on September 26, 1996. (CT Sections 20-300b-20).

Millstone Power Station
Type of Survey: N/A
Boundary Determination Category: N/A
Horizontal Accuracy Class: N/A
Topographic Survey: Class T-2

- Elevations based on MILLSTONE PLANT DATUM

- Map References:
A. "ALTA/ACSH Land Title Survey Property Millstone Point Separation From Shading Land to be Conveyed and Easements to be Reserved Waterford, Connecticut Dated July 2000 last revised March 27 2001, Sheets 1-14, prepared by URS Corporation A.E.S.
B. "The Connecticut Light & Power Company
Berlin, Conn.
1997 Photogrammetry
Scale: 1"=200'
Project: Millstone Point
Prepared by: Photo Science Inc.

WETLANDS DELINEATED BY DAVISON
ENVIRONMENTAL AND FIELD LOCATED BY
TRANSIT SURVEY BY JONES ENGINEERING
LLC

Standard Site Plan Notes:

- Partial Owner, Dominion Energy, Parcel Address: River Ferry Rd. Waterford, CT
- Contour Interval: 1'
- Elevations Based on Millstone Plant Datum
- Topography is from Field Data
- The indicated existing utilities are based upon limited information. The locations are approximate and not guaranteed. At all times, the contractor shall verify the location of all utilities before any excavation, drilling or construction activity.
- Contractor Required to Field Verify All Dimensions, Elevation, Quantities and Details Prior to Any Construction
- Property is Located in Zone (F-5)
- Utility: Nuclear Power Plant
- All Construction Shall Conform to CONN. DOT S184
- Present Land Use: Nuclear Power Plant
- Planning and Engineering Departments to be Notified Twenty Four Hours in Advance of Any Construction Activity
- The Applicant Shall be Responsible for Obtaining the Necessary State and Federal Environmental Permits

Construction Sequence:

- Pursuant to the Erosion and Sedimentation Control Plan, notify the municipal Planning and Engineering Departments of any construction activity.
- Call before you dig.
- Establish erosion and sedimentation control measures, as shown in the plan prior to initiating any construction activity.
- Common building construction activity.
- Proceed with building construction.
- Install drainage.
- Place pavement.
- Final grade site. Stabilize all slopes.

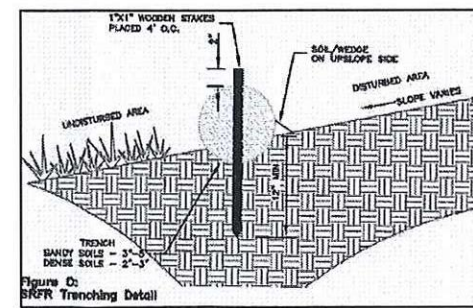
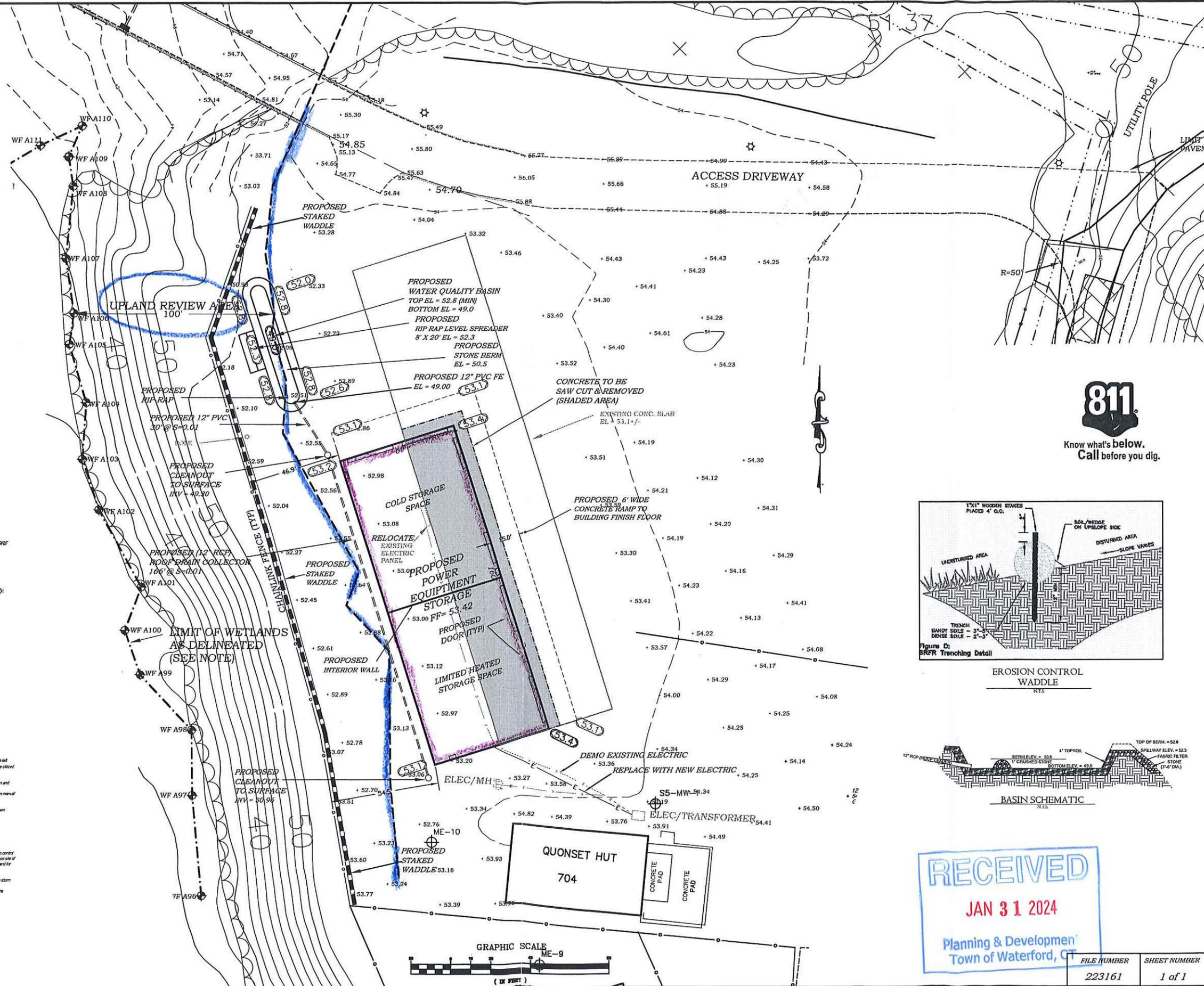
Suggested Seed Mixture	Grass	Legume
Forster's Blue Grass	20	40
Crimson Clover	20	40
Perennial Ryegrass	5	10

- Remove sediment and dispose of debris in an environmentally acceptable manner.

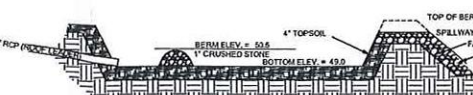
Erosion & Sedimentation Notes:

- Land disturbance shall be kept to a minimum. Rehabilitation shall be scheduled as soon as practicable. For those areas which are left exposed for more than 30 days, temporary seeding for stabilization shall be utilized. Annual topsoil (or an approved equal) may be utilized.
- Slopes shall be reseeded to 2" horizontal (1" vertical) in places where erosion is likely to occur.
- Disturbed areas, except paved areas, shall be covered with 2" of mulch or straw.
- All erosion and sedimentation control measures shall be constructed in accordance with the standards and specifications of the erosion and sedimentation control handbook as amended to date.
- The application and specific details of the erosion and sedimentation control shall be approved by the Town Planning and Engineering Departments.
- All control measures shall be maintained in effective condition throughout the construction period.
- Additional control measures shall be installed during the construction period if deemed necessary by the Town Planning and Engineering Departments.
- Sedimentation barriers to be installed as shown on this plan prior to any construction.
- Contractor is responsible for correcting any unforeseen field conditions.
- All construction shall conform to the standards of the municipality.
- Project Manager (A/E/C) or its duly authorized agent is responsible for notifying the Town Planning and Engineering Departments of any construction activity.
- Project Manager (A/E/C) or its duly authorized agent is assigned the responsibility for implementing this erosion and sedimentation control plan. This responsibility includes the installation and maintenance of control measures, notifying all parties engaged in the construction site of the measures and objectives of the plan, notifying the Town Planning and Engineering Office of any violation of the plan, and/or conveying a copy of the erosion and sedimentation control plan if the site of the land is transferred.
- Sediment control.
- Temporary erosion barriers, hay bales, silt fence and/or silt socks held in place with wooden stakes shall be used at all areas where storm water carrying suspended sediment could drain off site.
- Silt fence, hay bales and/or silt socks to be installed prior to commencement of construction operations. Any Damaged Barriers shall be replaced and/or must immediately following damage.
- All proposed catch basins to be installed immediately after installation and maintained throughout Project. Once project is completed, and slopes have been stabilized, all silt shall be removed.
- Disturbed areas to be covered with non-polypropylene mesh and hydroseeded.
- Power line (2) areas are to be disturbed at one time. The contractor shall obtain a NRECS storm water permit.

THESE DRAWINGS ARE INSTRUMENTS OF PROFESSIONAL SERVICE OF JONES ENGINEERING LLC, AND HAVE BEEN PREPARED SPECIFICALLY FOR THE OWNER OF THIS PROJECT AT THIS SITE, AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF JONES ENGINEERING LLC.



EROSION CONTROL
WADDLE
N/A



Basin Schematic
N/A

RECEIVED

JAN 31 2024

Planning & Development
Town of Waterford, CT

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.	
JAMES E. JONES, Jr. JAMES E. JONES, Jr., P.E. REG. NO. 12329	
ENGINEER'S SEAL	
REVISIONS:	
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
DATE:	DATE:
JONES ENGINEERING LLC CIVIL ENGINEERING & LAND SURVEYING 92 NORTH SUMMIT ST., SUITE 2A P.O. BOX 249 SOUTHINGTON, CT 06489 PHONE: (860) 621-0700 FAX: (860) 621-0066	
SCALE: 1"=20'	DATE: 01/29/2024
DRAWN BY: JEL	CHECKED BY: CRJ
SITE PLAN PROPOSED BUILDING NORTH OF BUILDING 704 PREPARED FOR DOMINION ENERGY WATERFORD, CONNECTICUT	
FILE NUMBER 223161	SHEET NUMBER 1 of 1
JONES ENGINEERING LLC	