



APPLICATION FOR INLAND WETLAND/WATERCOURSE PERMIT SUPPLEMENTAL NARRATIVE

DETAILED DESCRIPTION OF PROPOSED ACTIVITY

Waterford Woods, LLC is proposing to construct a residential multi-family development on two (2) parcels of land located at 384 & 394 Willetts Avenue Extension totaling 26.64 acres. The multi-family development will consist of the construction of three (3) apartment buildings with a total of 98 units with a mix of 58 one-bedroom and 40 two-bedroom dwelling units.

The Waterford Conservation Commission approved Inland Wetland Permit C-20-19 on January 28, 2021. The Waterford Planning & Zoning Commission later approved Application PL-21-1 on March 9, 2021.

DETAILED DESCRIPTION OF PROPOSED MODIFICATIONS

The approved development included a private sanitary sewer collection system that consisted of collection piping, a pump station, and a force main to allow discharge to the existing public sewer main along the property frontage on Willetts Avenue Extension. Although pump stations are not desirable for new developments due to mechanical maintenance and repairs and dependence on reliable power, there were no alternatives for the site based on topographic and property boundary conditions.

Since the time approvals were granted by the Town, rights to cross or purchase abutting properties for the purpose of installing a gravity sewer main in lieu of the pump station and force main have been obtained. These additional parcels are 61 & 61A Myrock Avenue. The proposed Site Modification, Gravity Sewer Main plan set depicts connection of the approved multi-family development sewer system to the existing public sewer main at the southeast corner of the 61A Myrock Avenue parcel, immediately adjacent to the railroad corridor.

PURPOSE OF PROPOSED ACTIVITY

The purpose of the proposed site modifications is to improve the sanitary sewer collection and discharge conditions of the approved multi-family development and better align with the guidelines and preferences of the Utility Commission.

DESCRIPTION OF REGULATED AREA & ACTIVITIES

Inland wetlands and watercourses were field delineated by James Sipperly, Certified Soil Scientist in July and August 2020 and May 2021. In total, 14.63 acres, or approximately 43% of the 34.28-acre Site lies within delineated inland wetland areas. The western and southern portion of the Site are also within a mapped FEMA Special Flood Hazard Area Zone A. In general, the limits of the SFHA Zone A align with the wetlands.

Wetlands, watercourses, and FEMA SFHA Zone A are delineated on maps prepared by Franklin Surveys for the subject parcels and submitted as part of the application. As the proposed private sewer



main parallels the delineated wetlands, all the proposed work associated with the gravity sewer main will be performed within a regulated area, with a portion of the sewer main crossing a wetland.

All disturbances of the upland review area or inland wetlands associated with the installation of the gravity sewer main will be temporary. After construction disturbed areas will be returned to the original condition and native vegetation restored. Temporary land disturbance and restoration activities will include:

- Limited clearing and grubbing of 20' wide sewer corridor.
- Installation of erosion and sedimentation controls.
- Trench excavation and stockpiling of native soils for reuse.
- Installation of gravity sanitary sewer main and manholes.
- Trench backfilling and replacement of native soils.
- Finish grading and seeding of disturbed areas with:
 - New England Conservation Wildlife seed mix within upland areas
 - New England Wetmix within wetland areas.
- Removal of erosion and sedimentation controls upon establishment of vegetation.

LIST ALTERNATIVES CONSIDERED

1. NO GRAVITY SEWER MAIN

Based upon discussion with Utility Commission office, it is our understanding that their preference is to serve all development via gravity sanitary sewer. Prior to obtaining rights over abutting properties, gravity methods were not feasible. With the recent acquisition of property rights to the south for the purpose of installing a gravity sewer, connecting via gravity is a feasible and prudent alternative that will not adversely impact the inland wetlands or watercourses.

2. ALTERNATE GRAVITY SEWER ROUTE

Numerous routes for a potential gravity sewer connection were considered and abutting property owners to the south contacted. The only properties available for acquisition were 61 and 61A Myrock Avenue. Necessary rights were secured, and potential connection routes evaluated.

In all conditions, a gravity sanitary sewer connection from the development requires a connection to the existing public sewer main that runs along the northern shoulder of the railroad. All possible routes to the public main would require a wetland crossing. The selected route minimizes the area and length of temporary impact on the wetlands.

ENVIRONMENTAL IMPACT

As stated above, the temporary disturbances and restoration work within the regulated areas have been minimized to the greatest extent possible and there are no prudent or feasible alternatives. The site modifications have been designed to minimize the impact on the environment as follows:

- No new impervious surfaces.



- The previously approved pump station and force main will be removed from the project and regulated area and replaced with a gravity main, which is a better short- and long-term alternative with regards to environmental impact.
- Clearing and grubbing is limited to a narrow corridor.
- Disturbed areas will be fully restored with native seed mixes.

There will be no adverse environmental impact from the proposed site modifications. Any potential impact of the gravity main is related to short-duration construction activities. The potential environmental impact of these temporary disturbances will be mitigated through the proper installation and maintenance of erosion and sedimentation controls.

APPLICANT CERTIFICATIONS

- No portion of the property is located within 500-feet of the boundary of an adjoining municipality.
- No Traffic attributable to the completed project on the site will use streets within the adjoining municipality to enter or exit the site.
- No sewer or drainage from the project site will flow through and impact the sewage or drainage system within the adjoining municipality.
- No water run-off from the improved site will impact streets or other municipal or private property within the adjoining municipality.