

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Date: January 6, 2020

To: Waterford Conservation Commission

Re: 13 Parkway Drive
Potential Land Acquisition - Site Conditions / Findings

Commissioners:

A site review of 13 Parkway Drive was conducted by this office on January 3, 2020. The Town of Waterford is considering the parcel for potential acquisition.

The property is located along Alewife Cove and currently supports an area of mowed lawn, with scrub/shrub vegetation bordering the north and south edges of the parcel. Tidal wetlands occur along the eastern edge of the parcel bordering the cove. The site is apparently used to launch small craft into Alewife Cove and 5 small watercraft were observed on site during this review. The land is level with easy access to the water.

The land is located in the AE flood hazard zone, with flood elevation 10. Elevation of the property is 2 to 4 feet above mean sea level. No structures or fill are evident. Some erosion of the shoreline sediment is evident, likely due to wave action and disturbance from pedestrian use associated with launching of small watercraft.

The parcel is approximately 0.06 acres (@3,800 ft²) in area and lies immediately south of a Town-owned and maintained parcel at 15 Parkway Drive. Combined with the Town parcel at 15 Parkway Drive, the acquisition would increase frontage on Alewife Cove to 80⁺ feet and will complement the existing Town park located on the west side of Parkway Drive.

Acquisition of this land will increase open space and coastal public access to Alewife Cove and Long Island Sound and serve to preserve scenic and tidal resources, stated goals in the Town Plan of Preservation, Conservation & Development. Management measures to promote and conserve tidal wetland vegetation and shoreline stabilization are recommended. This may include interpretive signs, restoration planting and establishing a specific watercraft access to minimize shoreline disturbance.

Site photographs and location mapping is attached.

Sincerely,

Maureen FitzGerald
Environmental Planner

attachments: 3pp

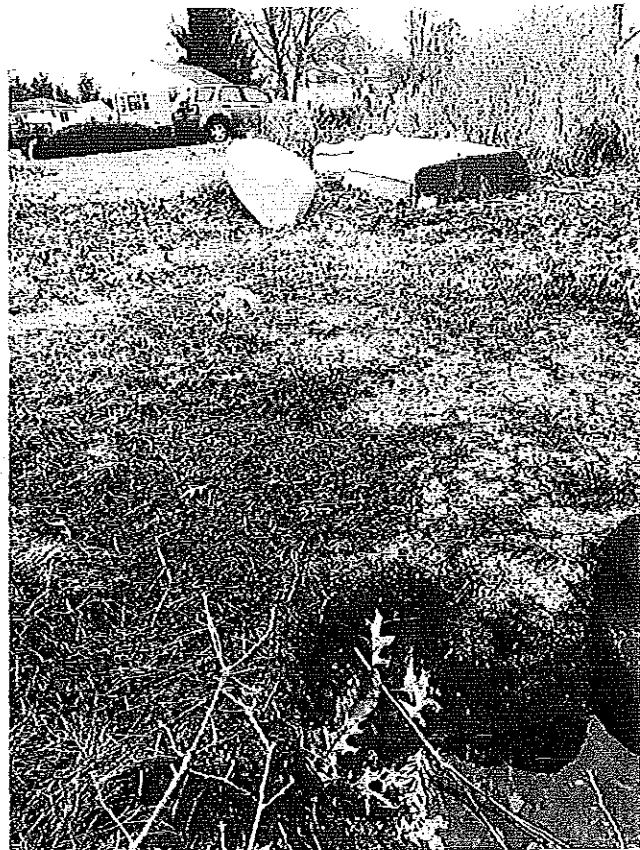
cc: M. Wujtewicz, Planner
A. Piersall, Planning Director

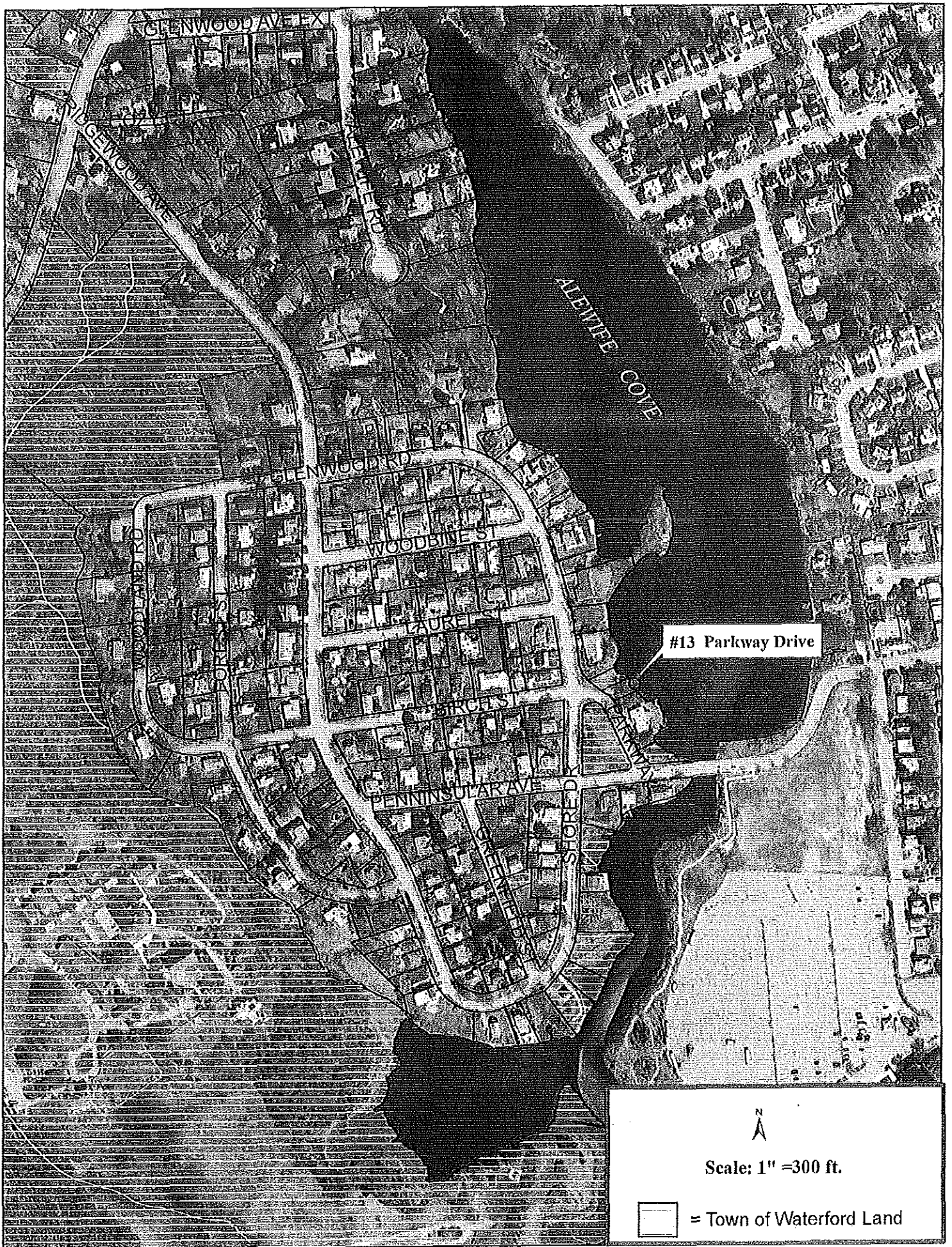


13 PARKWAY DRIVE – VIEW EAST TO ALEWIFE COVE



13 PARKWAY DRIVE – VIEW WEST FROM SHORELINE



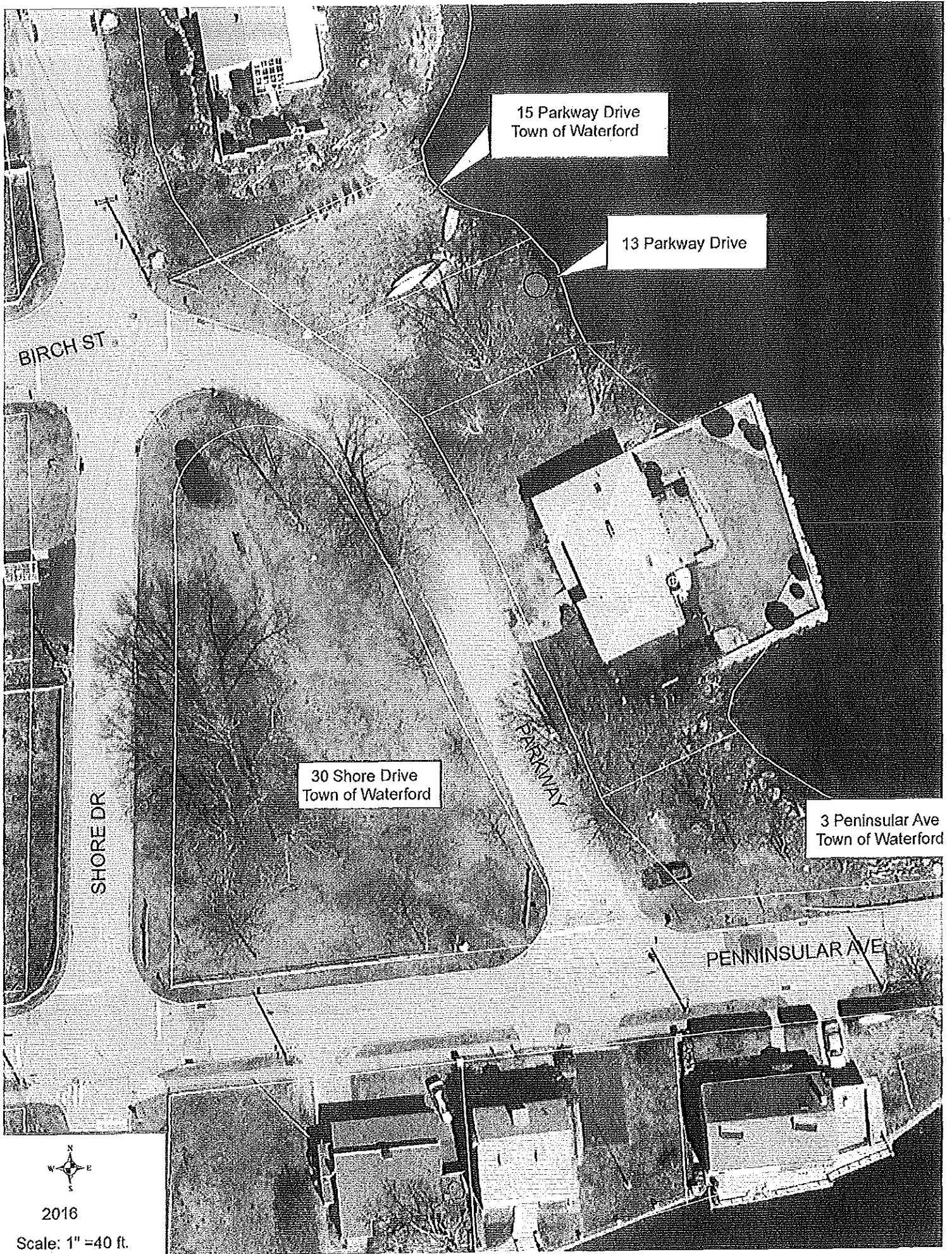


N

Scale: 1" = 300 ft.



= Town of Waterford Land



15 Parkway Drive
Town of Waterford

13 Parkway Drive

30 Shore Drive
Town of Waterford

3 Penninsular Ave
Town of Waterford



2016

Scale: 1" = 40 ft.