

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: Warren Rogers		Phone: 860-395-9140
Address: 16 Laurel Street		State: Waterford, CT Zip: 06385
Fax:	E-Mail: wrogers.pharmacist@gmail.com	
2. Owner: Warren Rogers & Patrick Rogers		Phone: 860-395-9140
Address: 16 Laurel Street		State: Waterford, CT Zip: 06385
Fax:	E-Mail:	
3. Agent: James Bernardo, LS		Phone: 860-447-0236
Address: 102A Spithead Rd		State: Waterford, CT Zip: 06385
Fax:	E-Mail: jim@jbsurvey.com	
4. Property Address: 7 West Street		
5. Assessor's Map #: 149		Assessor's Parcel #: 9040
6. Abutting Property Owners – Complete Attached Form		
7. Activity to be Reviewed and / or Licensed (attach sheet if necessary):		
Filling of 150 SF of wetlands area for the construction of a new driveway → SEE ATTACHED		
Clearing and disturbance with 100' upland review area for the construction of a new house.		
8. Description of Proposed Activity (attach sheet if necessary):		
Owner wishes to construct a single-family home on a vacant residential property. Activity is required within the upland review area and 150 SF of wetlands filled for the constructions of the driveway.		
9. Purpose of Activity (attach sheet if necessary): Construction of a new single-family home.		
10. Acreage of Property: 0.23 acres (9,999.43 SF)		Acreage of Wetlands: 0.03 acres (1,700 SF)
11. Acreage of Wetlands Altered: .003 acres (150 SF)	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:	<i>Warren Rogers</i>	Date: 7/25/2023
Owner:	<i>Warren Rogers</i>	Date: 7/25/2023
Agent:		Date:

Previous Conservation Commission Permit #07-028 expired prior to the work commencing

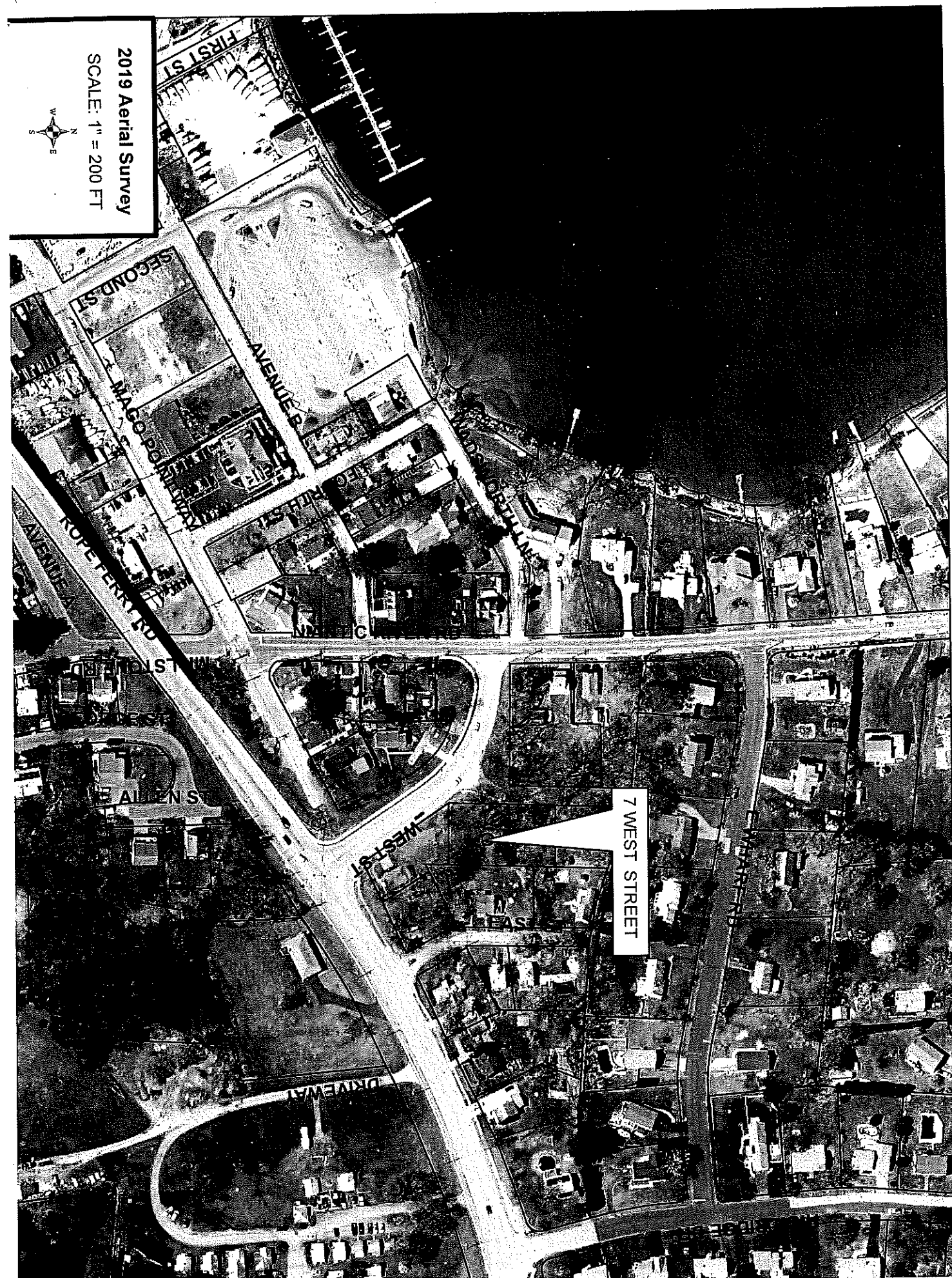
Attachment to
Application for Inland Wetland Wetland/Watercourses Permit
7 West Street Waterford, Connecticut

Waterford Conservation Commission Permit #07-028 was granted by the Commission for new residential construction on this property. That permit granted very similar regulated activities. That permit had expired prior to any construction on the site.

7. Activity to be reviewed and/or licensed:

1. Filling of 150 SF of wetlands area for the construction of a new driveway.
2. Excavation and grading up-gradient and adjacent to inland wetlands for residential home construction.
3. Cutting of invasive vegetation, installation of plantings and vegetation management in a 1,000 Sq. Ft. wetland swale located on the western property boundary.
4. Temporary disturbance of approximately 100 Sq. Ft. of wetlands for the installation of sanitary sewer service to the house.

SCALE: 1" = 200 FT



FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

WATERFORD CONSERVATION COMMISSION
PERMIT #07-028: 7 West Street,
Waterford, Connecticut

The Conservation Commission hereby authorizes the applicant to conduct regulated activities in designated areas that fall under the jurisdiction of the Inland Wetlands and Watercourses Act, as amended, Section 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.

This permit is a grant of approval from the Waterford Conservation Commission to conduct the following regulated activities:

1. Fill of 0.008 acre (355 sq. ft.) of inland wetland for construction of a residential driveway and sewer utility connection.
2. Cutting of invasive vegetation, installation of plantings and vegetation management in @1,000 sq. ft. of wetland swale located on the western property boundary.
3. Excavation and grading up-gradient and adjacent to inland wetlands for residential construction.

These regulated activities are associated with the proposed residential construction on a 0.23 acre parcel located at 7 West Street, Waterford, Connecticut. The proposed activity is shown on site plans entitled: "BOUNDARY SURVEY PREPARED FOR MIKE VINCENT, Location: 7 West Street, Waterford, Connecticut, Sheet 1 of 3" prepared by J. Robert Pfanner & Associates, P.C. revised through 6/07/07.

The Conservation Commission has reviewed the application materials and site plan and attaches the following conditions to minimize impacts associated with the proposed regulated activities and further protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

1. A vegetation management / restoration plan shall be submitted for the wetland area west of the structure at the time of building permit application for review and approval from the Commission or its agent.
2. Sediment control measures shall be installed up-gradient of the wetland and at the existing catch basin inlet prior to site grading activity.
3. The limits of clearing shall be marked on the property and approved by the Commission's agent prior to the start of site clearing activities.

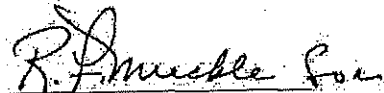
STANDARD CONDITIONS:

4. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.

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.

Dated at Waterford, Connecticut this 11th day of October, 2007.

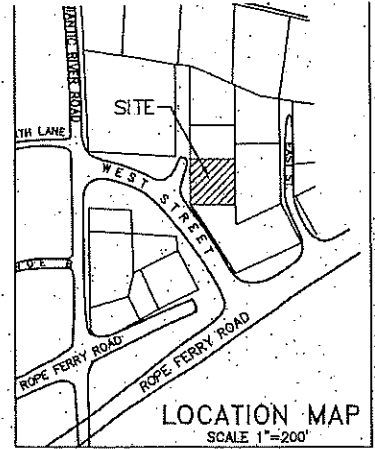
By:


Chairman, Gary Johnson

MINING COMPLIANCE CHART

20	REQUIRED	PROVIDED
LOT SIZE	20,000 S.F.	9,999.43 S.F.
FRONTAGE	85 FT.	100 FT.
FRONT YARD	50 FT.	26.2 FT.*
SIDE YARD (north)	20 FT.	20 FT.
SIDE YARD (south)	20 FT.	20 FT.
REAR YARD	50 FT.	35.0 FT.*
BUILDING COVERAGE	25 %	13.7%
BUILDING HEIGHT	35 FT.	35 FT.

CE REQUIRED



LEGEND

○ L.F.C.	IRON PIPE RECOVERED
○ L.F.M.	IRON PIN RECOVERED
□ M.A.	MERESTONE RECOVERED
□ C.H.A.	CONNECTICUT HIGHWAY MONUMENT RECOVERED
○ D.H.A.	DRILL HOLE RECOVERED
●	IRON PIN TO BE SET
---	EXISTING CONTOUR
---	PROPOSED CONTOUR
---	WATER LINE
---	ROOF DRAINS
---	UTILITIES (PHONE, ELEC., CABLE TV, ETC.)
---	FOUNDATION DRAIN
---	UTILITY POLE
98x0	EXISTING SPOT ELEV.
98x0	PROPOSED SPOT ELEV.
---	TREE LINE / LIMITS OF CLEARING
F.F.	FINISH FIRST FLOOR
B.F.	FINISH BASEMENT FLOOR
F.G.F.	FINISH GARAGE FLOOR
---	SILT FENCE

NOTES

- THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS AN IMPROVEMENT LOCATION MAP - PROPOSED BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES AND PROPOSED IMPROVEMENTS.
- REFERENCE IS MADE TO THE FOLLOWING DEEDS ON FILE IN THE TOWN OF WATERFORD LAND RECORDS:
 - WARRANTEE DEED FROM SUSAN J. NOEL TO SALVATORE MILLE, JR. & GERALDINE MILLE, RECORDED IN VOLUME 436 PAGE 812.
 - WARRANTEE DEED FROM ANTHONY R. PICARDI TO RICHARD L. McFADDEN, RECORDED IN VOLUME 455 PAGE 166.
 - WARRANTEE DEED FROM GERTRUDE E. BOMAN TO GEORGE A. JONES, JR. & LAURA A. JONES, RECORDED IN VOLUME 55 PAGE 484.
- REFERENCE IS MADE TO THE FOLLOWING SURVEY MAPS ON FILE IN THE WATERFORD LAND RECORDS:
 - TOWN OF WATERFORD MAP SHOWING LAND TRANSFERRED FROM DEPT. OF TRANSPORTATION TO DEPT. OF MENTAL RETARDATION REPLACEMENT OF NANTIC RIVER BRIDGE SCALE 1"=40' DATED SEPTEMBER 1992 BY CONNECTICUT BUREAU OF ENGINEERING AND HIGHWAY OPERATIONS.
 - TOWN OF WATERFORD MAP SHOWING LAND ACQUIRED FROM LILLIAN M. BRENZ BY THE STATE OF CONNECTICUT REPLACEMENT OF NANTIC RIVER BRIDGE SCALE 1"=40' DATED FEBRUARY 1987 REV THRU 12-2-87 BY CONNECTICUT BUREAU OF BUREAU OF HIGHWAYS.
 - PLAN OF MACO POINT WATERFORD, CONN OWNED AND DEVELOPED BY THE TITUS AND BISHOP LAND CO. INC. NEW LONDON, CONNECTICUT SCALE 1" = 40' DATED APRIL 1923.
 - FOR THE LAYOUT OF REPLACEMENT OF NANTIC RIVER BRIDGE AND APPROACHES ON CONN. 156 DATED 1998.
- NORTH ARROW, BEARINGS AND COORDINATES BASED ON CONNECTICUT STATE PLANE COORDINATE SYSTEM-NAD83 BASED ON TOWN OF WATERFORD MONUMENTS TOW. 201-W, TOW. 202-W.
- THERE IS NO BUILDING LINE SHOWN ON THIS MAP BECAUSE THE FRONT AND REAR SETBACKS OF 50' WOULD BE AT THE SAME POINT ON THE LOT MEANING THERE IS NO BUILDING AREA BASED ON EXISTING ZONING SETBACKS.
- RESEARCH PERFORMED BY PLANNING AND PERMITTING SERVICES, LLC SHOWED THAT 4 WEST ST., 21 NANTIC RIVER RD., 6 & 10 EAST ST., AND 345 ROPE FERRY ROAD ARE ALL TIED INTO CITY WATER AND SEWER. 343 ROPE FERRY ROAD HAS NO WATER OR SEWER. THE OWNER OF 8 EAST ST. REPORTED THAT THEY MAY HAVE AN EXISTING WELL LOCATED IN THE BASEMENT OF THE HOUSE.
- THE WATERFORD CONSERVATION COMMISSION GRANTED A PERMIT (#07-28) ON THIS SITE PLAN.
- SEE BOUNDARY SURVEY PREPARED FOR MIKE VINCENT 7 WEST STREET SHEETS 1-3 DATED AUGUST 6, 2003. REV THRU 9/13/07 BY J. ROBERT PFANNER & ASSOCIATES P.C. FOR COMPLETE SITE IMPROVEMENTS, DETAILS AND NOTES.

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT P.E. LS No. 9442

THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THE OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION IS PROHIBITED.

DRAWN BY:	DATE:	REVISION:
6	3/4/08	HOUSE LAYOUT CHANGED
5	2/7/08	HOUSE LAYOUT CHANGED AND VARIANCE REQUIRED CHANGED
4	11/12/07	CONSERVATION APPROVAL. ADDED SHEET SIMPLIFIED FOR ZP
3	9/13/07	MISC. LABELS ADDED
2	6/07/07	CITY WATER REMOVED WELL ADDED

IMPROVEMENT LOCATION MAP - PROPOSED
Prepared For
Mike Vincent

SHEET NUMBER
1
OF
3