



Date: October 12, 2021

To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

Re: **Inland Wetland Application # 21-12: 384, 394 Willetts Avenue
ClubHouse & Roadway Extension
Application Review Comments**

Proposed Regulated Activity:

The application is for the construction of an approximately 3,000 sq ft. clubhouse building and a 6,500 sq. ft. exterior pool/patio area, game and dog park areas, 450 linear feet of a 24 ft. wide access road to terminate in a cul-de-sac, and clearing of approximately 2 acres of upland woodland for recreation area. The northern portion of the site is currently under construction for 3 apartment buildings and associated parking and access drives in accordance with Inland Wetland Permit #C 20-19 and Planning & Zoning approval #PL-21-1.

Regulated activities include: construction of a clubhouse and outdoor pool/patio area, construction of 2 stormwater detention ponds, construction of a 24 ft. wide access road and cul-de-sac, clearing and grading adjacent to inland wetlands and discharge of treated stormwater to inland wetlands.

No direct wetland fill, excavation, grading or other alteration of inland wetlands or watercourses is proposed. The roadway extension crosses between two wetland areas to access the upland peninsula. The two stormwater detention ponds are proposed to discharge treated stormwater to plunge pools located 15 feet upslope of the wetland boundary. The basins are located a minimum of 50 ft. from the wetland boundary. The proposed construction includes 1.2 acres of permanent alteration in the upland review area for proposed site improvements.

Wetland Resources:

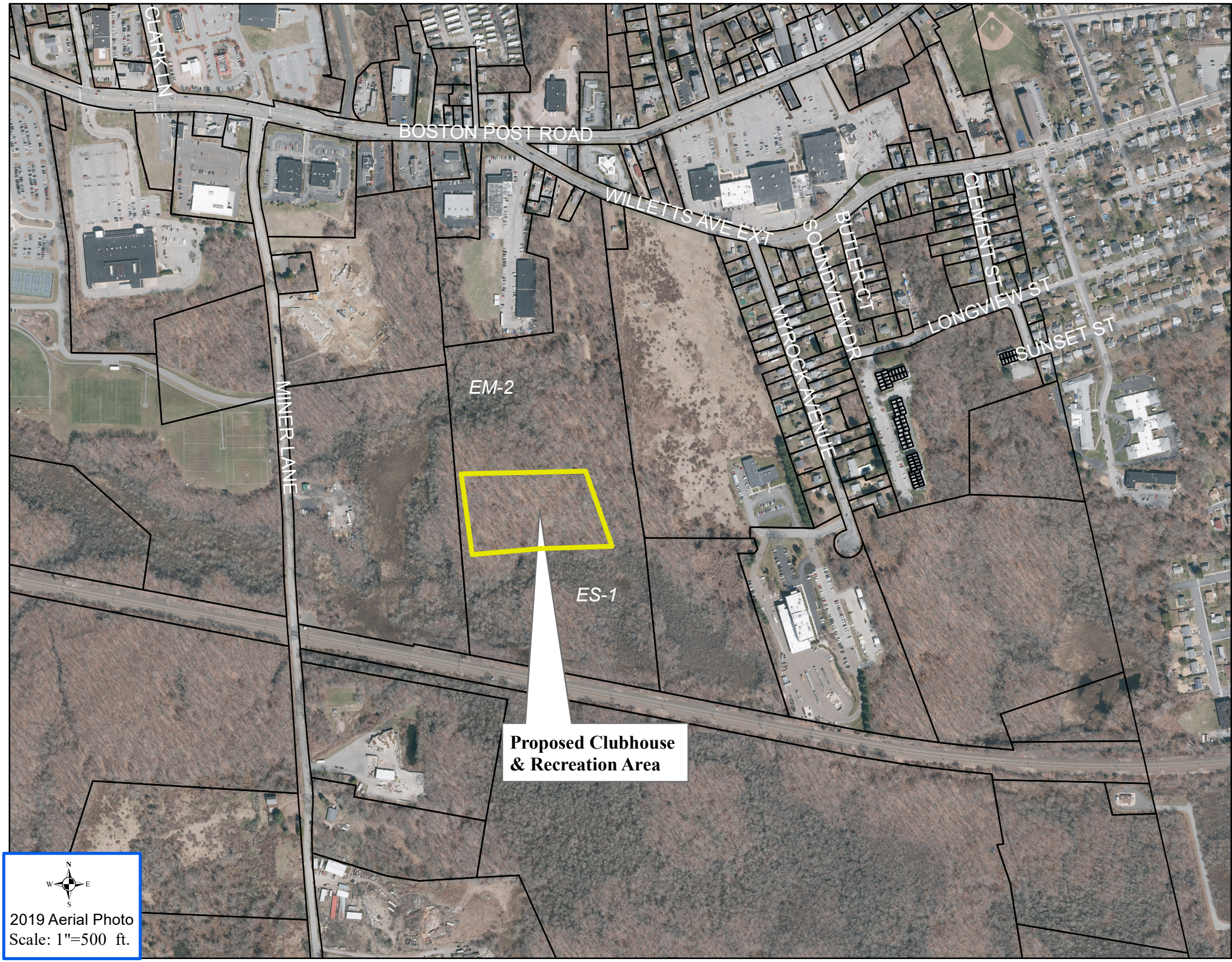
Forested wetland area occurs to the north and to the south of the proposed activity. The wetlands are associated with the East Brook tributary to Jordan Brook and are identified as EM-2 north of the cul-de-sac and ES-1 south of the clubhouse and recreation area. EM-2 wetland is ranked as a comparatively low value wetland in the watershed and the ES-1 wetland is ranked as an average value wetland in the watershed. Wetland functions and values have been affected by the surrounding urbanized environment of Route 1. The wetlands are important resources in the watershed and support varied habitat types, a perennial stream (East Brook) and a potential vernal pool resource in EM-2 according to the wetland assessment report submitted for the apartment development.

The management plan recommends efforts to improve water quality in wetland EM-2, treat stormwater run-off to control pollutant loading and stormwater discharge, support groundwater recharge and maintain a minimum 50 ft. width vegetated buffer between the wetland boundary and adjacent development. Base level and secondary stormwater control measures are recommended to achieve 80 percent removal of total suspended solids from stormwater run-off.

Application Review Comments:

1. The plan requires the signature of the wetland/soil scientist who delineated the wetland boundary.
2. The wetland impact table on sheet 1 of 4 requires update to reflect the proposed activity vs. the activities previously approved. Clarify impact note #4.
3. The application needs to clarify the location and type of temporary disturbance and restoration of the 0.32 acres of upland review area.
4. The wetland assessment submitted for application C-20-19 indicated there is a likely vernal pool in the wetland north of the cul-de-sac and basin 03A. The current application should address the proximity of the activity to this vernal pool and impacts to the vernal pool envelope and critical area resulting from the proposed clearing and development.
5. The application indicates a limit of clearing and a limit of sawcut on sheet 1. Clarification of the limits of clearing, grubbing and soil grading are requested.
6. The application should identify what are the proposed uses and maintenance activities for the recreation area identified west and south of the cul-de-sac.
7. Measures to reduce impervious surface area should be considered in the design of the cul-de-sac such as vegetated interior or vegetated swales along the roadway edge to reduce the volume of run-off.
8. For clarification of proposed regulated activity and construction limits, the site plans need to indicate the proposed limits of clearing and grading and improvements south and west of building C versus the previously approved grading, parking and utility improvements and the designated wetland non-encroachment area associated with permit #C-20-19.
9. The limits of site clearing south of the proposed clubhouse for the dog park area can be reduced to provide a minimum recommended 50 ft. vegetated buffer area adjacent to the forested wetland. The location of the outdoor game area northeast of the clubhouse should be relocated or reduced to maintain the vegetated buffer to wetlands.
10. The reasoning for the location of detention basin 03B approximately 400 feet west of the clubhouse and resulting in over 20,000 sq. ft. of clearing and grading in the upland review area rather than closer to the source of run-off should be presented. Applicant should clarify if future impervious development is proposed in the recreation area.
11. Construction details for the two stormwater basins are required to show the depth and type of materials for the basin and infiltration beds, plantings and vegetative cover. Also the design should indicate whether these are proposed wet or dry stormwater basins, if there are underdrains proposed, and depth to anticipated or measured seasonal high water.

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BOSTON POST ROAD

WILLETTS AVE EXT

SOUNDVIEW DR

BUTLER CT

CLEMENT ST

LONGVIEW ST

SUNSET ST

MINER LANE

PARKING

EM-2

ES-1

**Proposed Clubhouse
& Recreation Area**



2019 Aerial Photo
Scale: 1"=500 ft.