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Maureen Fitzgerald, Environmental Planner
Town of Waterford
15 Rope Ferry Road
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October 28, 2021

RE: INLAND WETLAND SOILS AND WATERCOURSES INVESTIGATION, AND DELINEATION, 384 & 394 WILLETS AVENUE, EXT. WATERFORD CT PROPOSED CLUB HOUSE LOCATION

Dear Ms. Fitzgerald:

I have reviewed your memo dated October 12, 2021 to the Waterford Wetland Commission and have reviewed the revised plans dated !0/25/21 and offer the following information particularly addressing item #4 in your memo.

In the end of July and the beginning of August I visited the site referenced above to delineate the inland wetlands and watercourses that may be on the site. This property is on the opposite side of the wetland system associated with Fenger Brook that is off of Miner Lane which I delineated back in August of 2018.

The inland wetland soils on the site are classified as poorly drained and very poorly drained Leicester, Ridgebury and Whitman fine sandy loam. These soils are often found in depressions and drainageways on glacial till uplands and are mapped together as a complex due to their similar physical characteristics, use and management.

The majority of the upland soils on the site are classified as a well drained Charlton-Hollis fine sandy loam. These soils are well drained soils found on glacial till uplands.

There are two areas of inland wetland soils that occur on the property. One area is located to the northwest part of the property identified by flag numbers 1-47. This wetland area is associated with a much larger wetland system along Fenger Brook which flows in a southerly direction. The inland wetland soils along Fenger Brook are classified as a very poorly drained Adrian and Palm muck.

The other wetland system is located in the southern part of the property and continues along the entire length of the southern property line. This wetland area was delineated by flags numbered 48-96.

The inland wetlands and watercourses delineation is shown correctly on a site plan entitled “Waterford Woods Site Modification Plans, prepared for Waterford Woods, LLC, Overall Development Layout, dated 11/18/20, revised 10/25/21, scale 1”= 60’,sheet 1 of 4, prepared by Yantic River Consultants, LLC.

All of the wetland areas are classified as a forested wetland general classification. Both wetland areas have functions that include: groundwater recharge and discharge, sediment stabilization, nutrient removal and transformation, product export, and wildlife diversity. The vegetative over-story includes maples, ash, black cherry and poplar. Shrub species include, winterberry, spice bush, silky dogwood. The herbaceous layer includes sensitive fern, poison ivy, wildly grape, jack in the pulpit and skunk cabbage.

The wetland in the northwest portion of the property along wetland flags 34 – 47 is of slightly higher value due to its size and in its core, there is great potential for a vernal pool to exist. The area is not a traditional vernal pool in the sense of having all the features normally associated with a vernal pool, but standing water was observed at the time of my visit approximately 50 feet in from the limits of my wetland flags numbered 41-47. The core and center of this wetland had evidence of standing water in August. It has a higher value to provide a more diverse wildlife population including reptiles and amphibians due to the evidence of standing water for long periods of time in the early spring. While I did not visit the site during optimal times to view vernal pools (March/April) my years of experience lead me to this conclusion. The area is heavily vegetated with native species and no invasive species was identified.

The proposed sediment basin will be approximately 190 from this area just mentioned above.

The proposed clubhouse location is nestled within an upland area that is relatively flat and an existing rock outcropping of ledge will remain to the protect the finger of wetlands numbered 79-68. Along wetland flags 79-48 a 50 foot proposed non-encroachment line will established to protect the wetlands from any disturbance. No clearing of vegetation will be allowed in this area.

The proposed development in the upland review area will not be disturbing any wetlands and/or watercourses on the site or adjacent to the site. For that reason, the inland wetlands will continue to perform their functions as they currently do.

With any proposed project a comprehensive erosion and sedimentation control plan well designed and properly installed and maintained is the key to a successful project. Regular inspections should occur, especially after storm events of more than 1.5” of rain.

After reviewing the erosion and sedimentation control plans and the storm water design features it is my professional opinion that the proposed construction activities will not have a significant adverse effect on the adjacent inland wetlands and/or watercourse on or off the site.

If you have any questions or require additional information, please contact me at the telephone number referenced above.

Very truly yours,

James Sipperly

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