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TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-21-12
384 & 394 Willetts Avenue, Waterford, CT

The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas located at 384 & 394 Willetts Avenue, Waterford, CT, which are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

- 1) Construction of a clubhouse, outdoor pool & patio area, and dog park area adjacent to inland wetlands,
- 2) Construction of 2 stormwater detention / water quality treatment ponds and a 200+/- ft. length of 24 ft. wide access road terminating in a cul-de-sac within the upland review area of on-site inland wetlands,
- 3) Clearing and grading within the upland review area for creation of a portion of an open space recreational area,
- 4) Discharge of treated stormwater run-off to inland wetlands.

These regulated activities are associated with the proposed addition of a clubhouse and recreational area to the multi-family residential complex located at 384 & 394 Willetts Avenue Extension, Waterford, Connecticut. The proposed activities are shown on a plan entitled; "Waterford Woods Site Modification Plans, Prepared for Waterford Woods, LLC, 384 & 394 Willetts Avenue, Waterford, CT", sheets 1-4, dated 11/18/20 revised through 10/27/21, prepared by Yantic River Consultants, LLC.

The Conservation Commission authorizes the regulated activity with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

1. The final plan shall include cross section details for the stormwater basins including substrate and planting media, filter bed composition, slope stabilization and plantings.

2. The limit of permanent clearing and disturbance adjacent to inland wetlands shall be identified as the wetland non-encroachment boundary. No activity, including but not limited to clearing, grading, filling or removal of vegetation shall be conducted within the non-encroachment area without specific authorization from the Conservation Commission. The purpose of this vegetated non-encroachment area is to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.
3. The wetland non-encroachment boundary shall be located in the field prior to the start of site clearing and approved by the Commission's agent. Following construction, the non-encroachment boundary shall be permanently marked at 50 ft. intervals with identification markers provided by the Conservation Commission affixed to trees or 4x4 wooden posts.
4. During construction, the stormwater treatment basins shall be inspected by the design engineer to verify the specified type, depths, and permeability of the fill materials applied are consistent with the approved plans. The stormwater quality basin shall be completed and soil surfaces stabilized prior to receiving site stormwater run-off.
5. An as-built survey of the stormwater system components shall be submitted to the Commission with written verification from a licensed engineer that the system was constructed in accordance with the approved design plans. This submittal shall be completed prior to the issuance of a Certificate of Compliance for the building.
6. Monitoring of the stormwater basin plantings, slope stabilization and substrate stabilization shall be conducted by a wetland scientist or other qualified professional for a period of two (2) years following completion of the basin to document vegetation establishment and functioning of the 2 stormwater basins. Total herbaceous coverage of the basin bottom shall equal or exceed 80% at the end of the second monitoring year. Eroded side-slopes and basin substrate areas shall be repaired and re-seeded or re-planted as required. The outlet control structures shall be inspected and cleaned of sediment, trash and debris. Invasive plant species such as Lythrum and Phragmites shall be removed from the basin.
7. A monitoring report shall be submitted to the Conservation Commission by October 30th of each monitoring year after completion of the basin documenting basin soil stabilization, vegetation establishment, filter bed functionality and corrective actions taken or required.
8. At all times during site construction, temporary diversion swales and sediment traps shall be installed and maintained to control construction run-off and prevent sediment discharge to adjacent wetlands.
9. A condensed inspection and maintenance chart shall be prepared by the design engineer identifying the inspection, management and maintenance frequency required for each component of the stormwater treatment system and detention basin components. This

chart shall be submitted to the Commission's agent for review and approval prior to the issuance of a Certificate of Compliance.

STANDARD CONDITIONS:

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The activity does not involve direct impacts to inland wetlands or watercourses.
- B. The stormwater quality treatment system reduces stormwater run-off volume and peak discharge and treats the water quality volume prior to discharge to the receiving wetland resource.
- C. A wetland non-encroachment area has been established upgradient of inland wetlands to preserve a vegetated buffer and to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.
- D. Short-term impacts are minimized through the implementation of a detailed erosion and sediment control plan, a phased construction sequence and required monitoring of construction erosion and sediment control measures.
- E. Long-term impacts are mitigated by the stormwater treatment basins in controlling water quality impacts and detaining peak flows prior to discharge to wetlands and protection of a wetland non-encroachment area adjacent to inland wetlands.
- F. Strict adherence to the terms and conditions of this inland wetland permit will protect the quality of inland wetlands and surface water on this property.

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.

Date Issued: November 18, 2021

Issued By: _____
Chairman, Richard F. Muckle
Waterford Conservation Commission

Effective Date: _____