

TOWN OF WATERFORD
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: <i>* Michael + Dorothy Concascia</i>		Phone: <i>860-4438206</i>	
Address: <i>19 Fifth Ave</i>		State: <i>Wtfd.</i>	Zip: <i>06385</i>
Fax: _____		E-Mail: _____	
2. Owner: <i>* Rhoda Weidenbaum</i>		Phone: <i>Caretaker Joe 860-287-4018</i>	
Address: <i>17 Fifth Ave</i>		State: <i>Waterford</i>	Zip: <i>06385</i>
Fax: _____		E-Mail: _____	
3. Agent: <i>N/A</i>		Phone: _____	
Address: _____		State: _____	Zip: _____
Fax: _____		E-Mail: _____	
4. Property Address: <i>17 Fifth Ave - Waterford, Ct.</i>			
5. Abutting Property Owners – Complete Attached Form			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): <i>Sheet and pictures included</i>			
7. Description of Proposed Activity (attach sheet if necessary): <i>same</i>			
8. Purpose of Activity (attach sheet if necessary):			
9a. Acreage of Property: <i>0.25</i>		9b. Acreage of Wetlands: <i>70ft</i>	
10. Acreage of Wetlands Altered: <i>0</i>			
11. Wetland Mitigation Proposed: <i>0</i>			
12. 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>Michael + Dorothy Concascia</i>		Date: <i>10-7-21</i>	
Owner: <i>Joseph Thompson POA</i>		Date: _____	
Agent: <i>N/A</i>		Date: _____	

October 7, 2021

To: Town Of Waterford Conservation Commission.

We, Michael and Dorothy Concascia (19 Fifth Ave) are asking for permission to remove overgrown vegetation along the banks and channel on our neighbors land. The owner, Rhoda Weidenbaum, (17 Fifth Ave) is 92 years old and lives alone and this would help her with the things she cannot do alone. She has a daily caretaker who has a Power of Attorney and he and Mrs. Weidenbabum have given us permission to do what you will allow us to do.

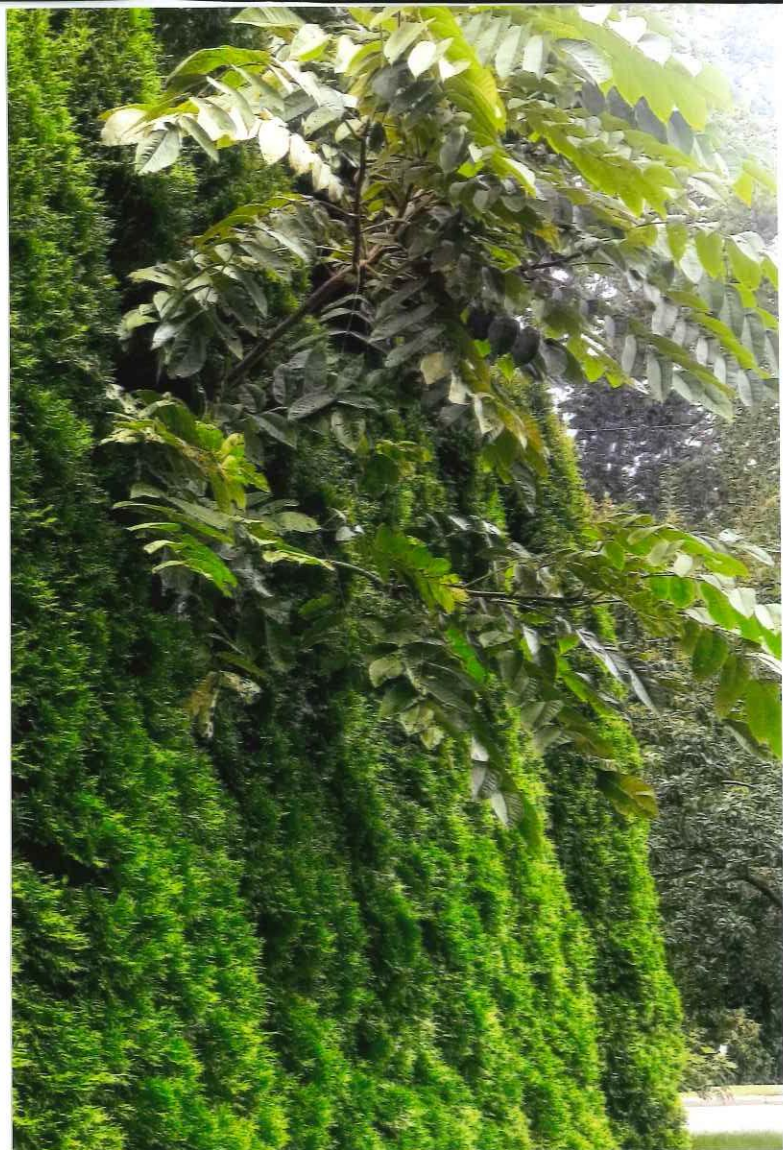
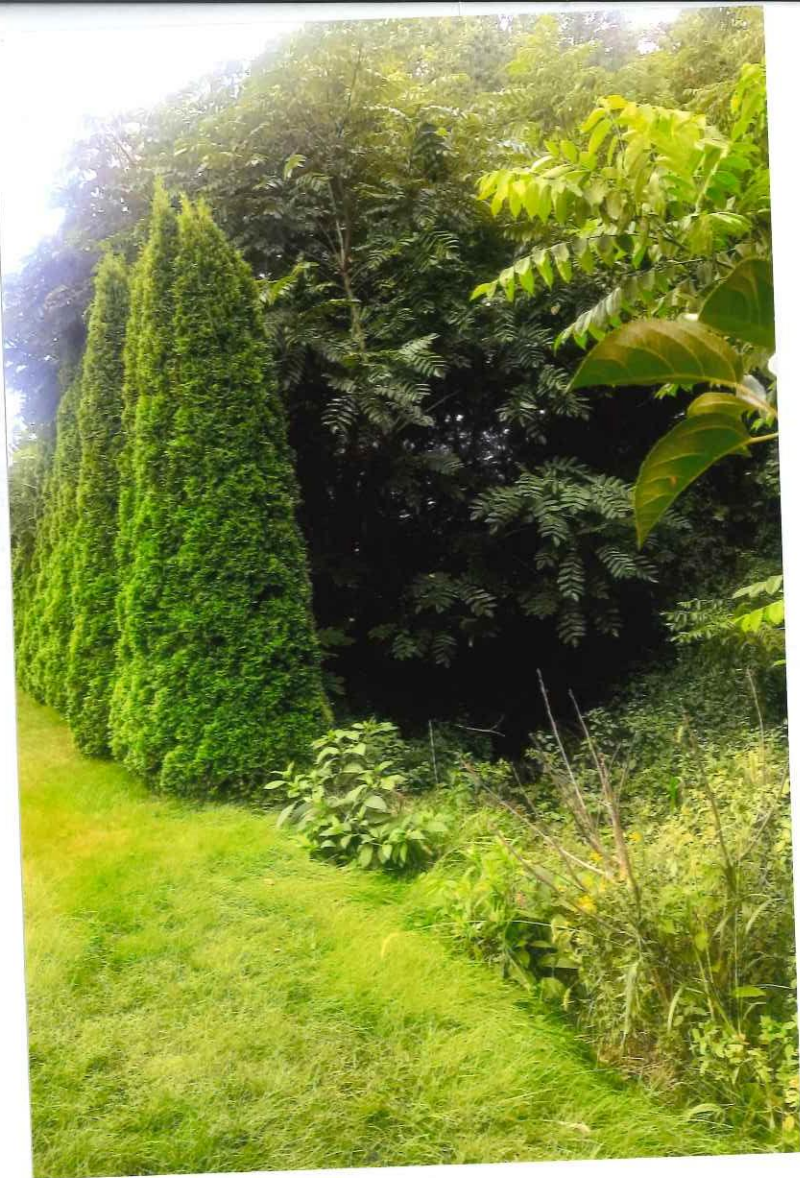
As you will see in the pictures enclosed, the overgrowth has certainly encroached on, and can, destroy our boundary trees. We would like to trim and clear back the overgrowth to ground level and at the same time keep the banks in their natural vegetation and we will continue to maintain the area.

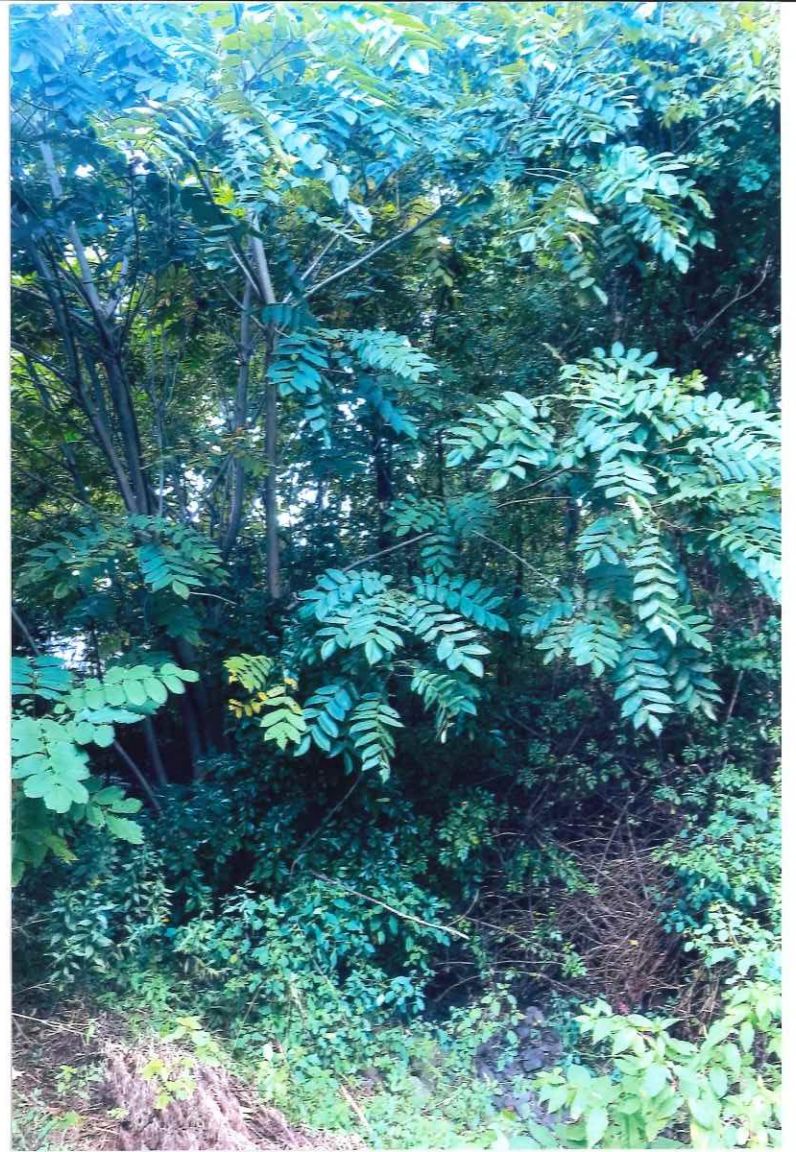
Sincerely,

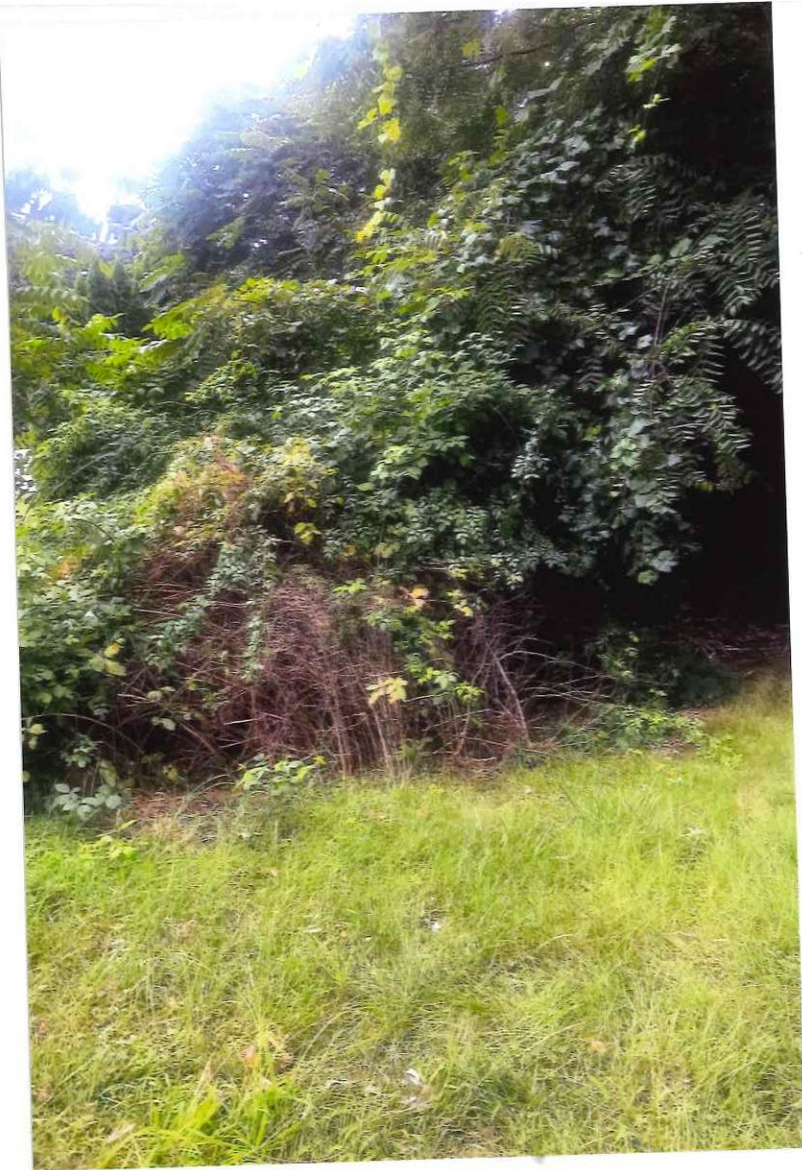
Michael J. Concascia

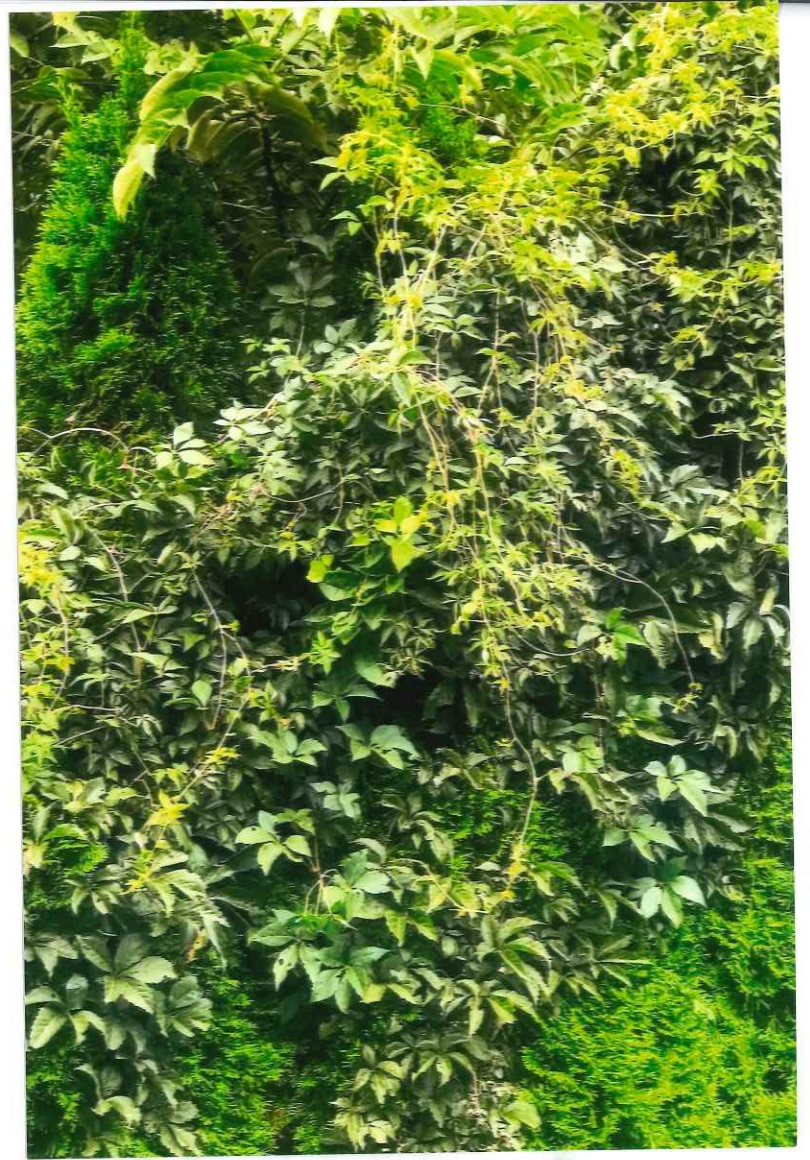
Dorothy Concascia

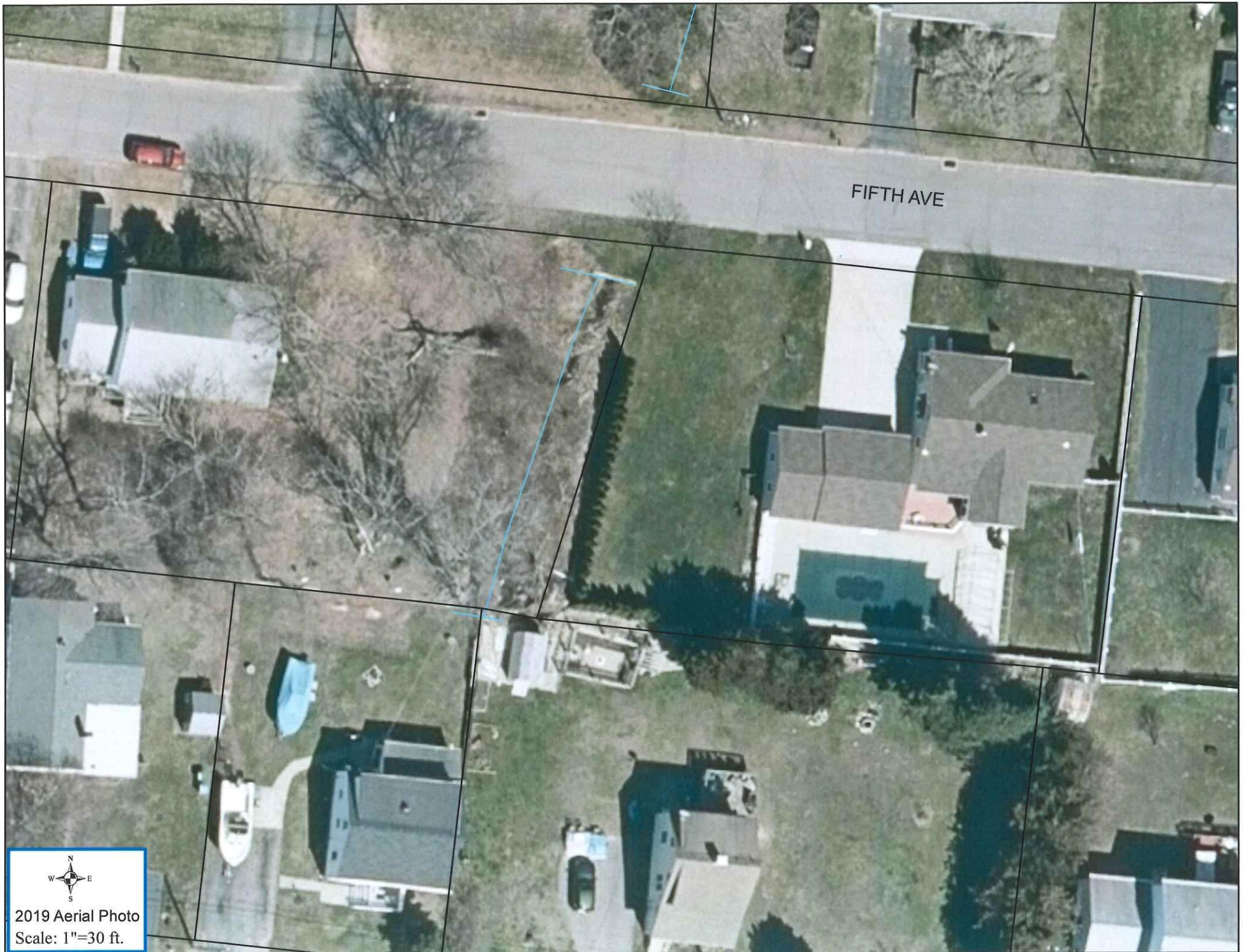








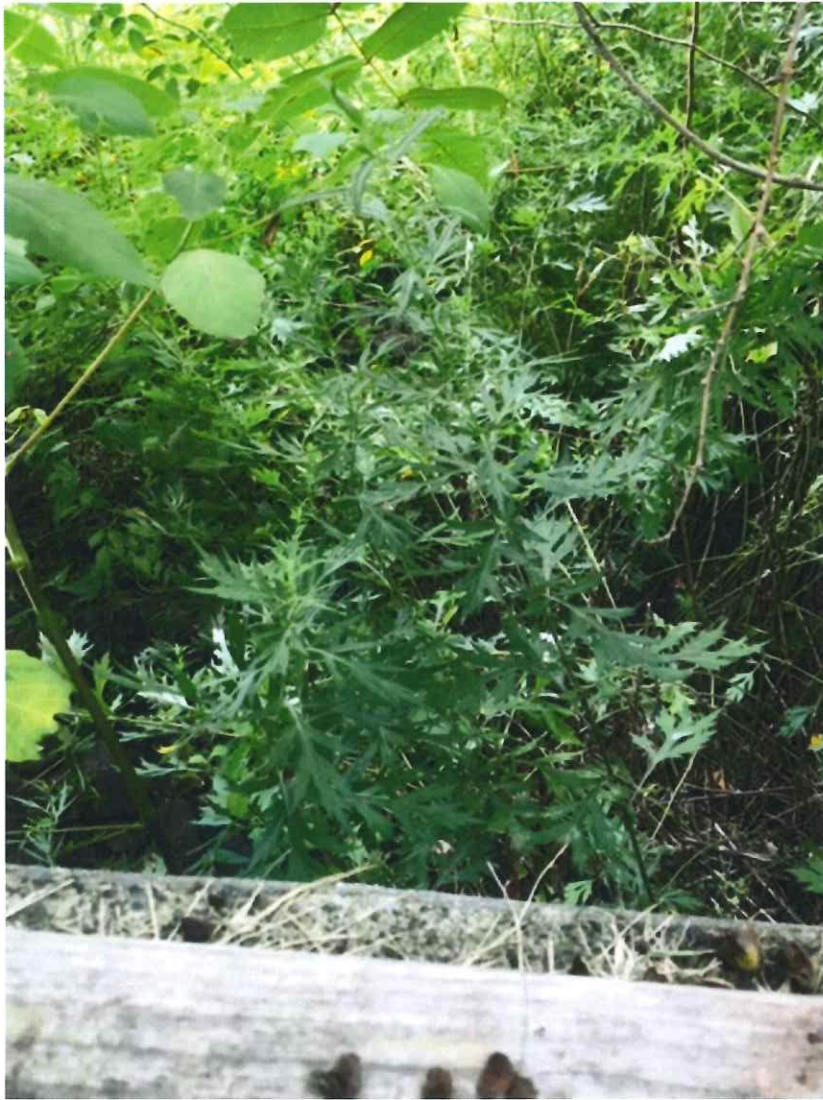




FIFTH AVE



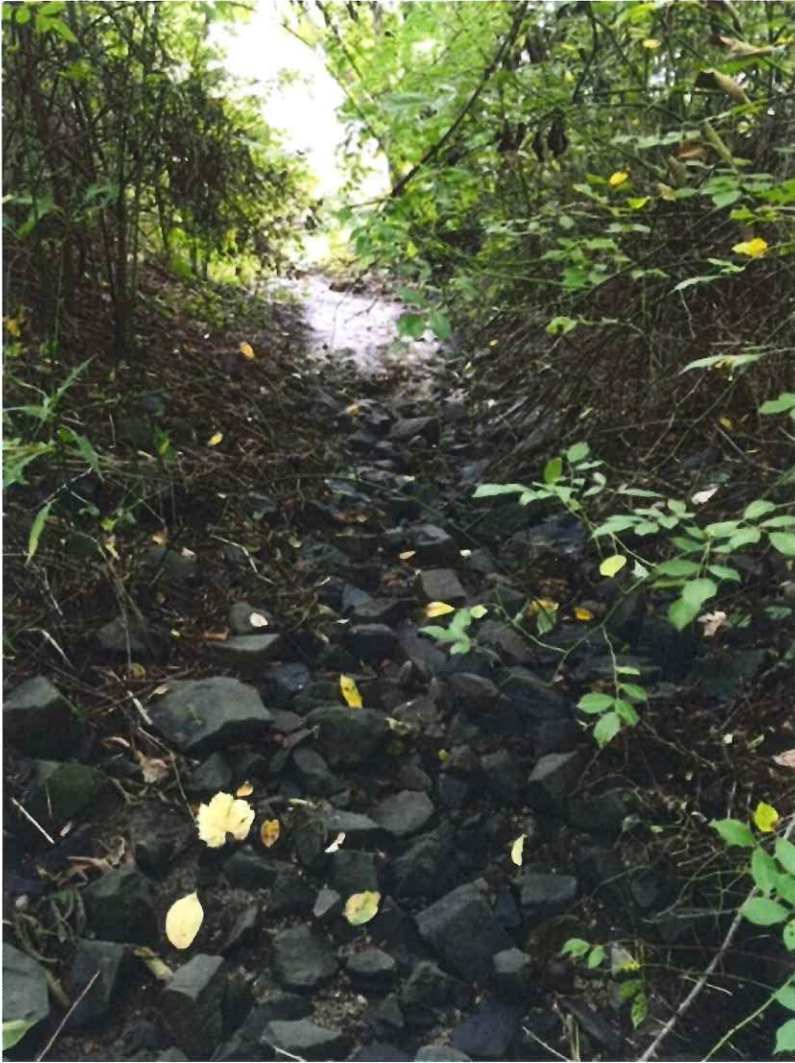
2019 Aerial Photo
Scale: 1"=30 ft.



Brook channel at culvert headwall Fifth Avenue – view south 8 19 2021



View of outfall area from headwall Fifth Avenue



Brook channel view south 17 – 19 Fifth Avenue 8 19 2021



View north

SECTION 4 - PERMITTED USES AS OF RIGHT AND NON-REGULATED USES

- 4.1 The following operations and uses shall be permitted in inland wetlands and watercourses, as of right:
- a. Grazing, farming, nurseries, gardening and harvesting of crops, and farm ponds of three acres or less essential to the farming operation, and activities conducted by, or under the authority of, the Department of Environmental Protection for the purposes of wetland or watercourse restoration or enhancement or mosquito control. The provisions of this section shall not be construed to include road construction or the erection of buildings not directly related to the farming operation, relocation of watercourses with continual flow, filling or reclamation of wetlands or watercourses with continual flow, clear cutting of timber except for the expansion of agricultural crop land, or the mining of the topsoil, peat, sand, gravel, or similar material from wetlands or watercourses for the purposes of sale;
 - b. A residential home (i) for which a building permit has been issued, or (ii) on a subdivision lot, provided the permit has been approved by the Waterford Planning and Zoning Commission as of the effective date of promulgation of the Municipal Regulations pursuant to subsection (b) of Section 22a-42a, or as of July 1, 1974, whichever is earlier, and further provided no residential home shall be permitted as of right pursuant to this subsection unless the building permit was obtained on or before July 1, 1987. The individual claiming a use of wetlands, permitted as of right, under this subsection shall document the validity of said right by providing a certified copy of the building permit and a site plan showing proposed and existing topographic contours, house and well locations, septic system, driveway, approval dates, or other necessary information to document his right hereunder;
 - c. Boat anchorage or mooring, not to include dredging or dock construction;
 - d. Uses incidental to the enjoyment or maintenance of a residential property, such property defined as equal to or smaller than the largest minimum residential lot site permitted in the Town of Waterford and containing a structure. Such incidental uses shall include maintenance of existing structures and landscaping, but shall not include removal or deposition of significant amounts of material (as determined by the Commission) from or into a wetland or watercourse, or diversion, alteration, obstruction, or pollution of a watercourse or wetland.
 - e. Construction and operation by water companies as defined by Section 16-1 of the Connecticut General Statutes or by municipal water supply systems as provided for in Chapter 102 of the Connecticut General Statutes, of dams, reservoirs, and other facilities necessary to the impounding, storage, and withdrawal of water in connection with public water supplies except as provided in Sections 22a-401 through 22a-410 of the Connecticut General Statutes.

- f. Maintenance relating to any drainage pipe which existed before the effective date of any municipal regulations adopted pursuant to Section 22a-42a of the Connecticut General Statutes or July 1, 1974, whichever is earlier, provided such pipe is on property which is zoned as residential but which does not contain hydrophytic vegetation. For purposes of this subsection, "maintenance" means the removal of accumulated leaves, soil, and other debris whether by hand or machine, while the pipe remains in place.

4.2 The following operations and uses shall be permitted as non-regulated uses in wetlands and watercourses provided they do not disturb the natural and indigenous character of the wetlands and watercourses by removal or deposition of material, alteration or obstruction of water flow or pollution of the wetland or watercourse.

- a. Conservation of soil, vegetation, water, fish, shellfish, and wildlife. Such operation or use may include, but is not limited to, minor work to control erosion, or to encourage proper fish, wildlife and silviculture management practices.
- b. Outdoor recreation including the use of play and sporting areas, golf courses, field trials, nature study, hiking, horseback riding, swimming, skin and scuba diving, camping, boating, water skiing, trapping, hunting, fishing and shellfishing, and cross-country skiing where otherwise legally permitted and regulated.

4.3 All activities in wetlands or watercourses involving filling, excavation, dredging, clear-cutting, clearing, grading or any other alteration or use of a wetland or watercourse not specifically permitted by Section 4.1 and 4.2 of these Regulations and otherwise defined as a regulated activity by these Regulations shall require a permit from the Conservation Commission in accordance with Section 6 of these Regulations.

4.4 To carry out the purpose of this section, any person proposing to carry out a permitted or non-regulated operation or use of a wetland or watercourse shall, prior to commencement of such operation or use, notify the Commission on a form provided by it, and provide the Commission sufficient information to enable it to properly determine that the proposed operation and use is a permitted or non-regulated use of the wetland or watercourse. The Commission shall rule that the proposed operation or use is a permitted or a non-regulated use or operation or that a permit is required. Such ruling shall be made no later than thirty five (35) days following the meeting at which the request was received. Any such ruling shall be subject to limitation or revocation if it is later shown that a regulated activity is a consequence of that proposal.