



**TOWN OF WATERFORD, CT
PLANNING & DEVELOPMENT**

Date: October 8, 2024

To: Waterford Conservation Commission

From: Maureen FitzGerald, Environmental Planner

**Re: Application #C 24-08 – 234 Bloomingdale Road
Application Review Comments**

Proposed Regulated Activity

The application requests authorization to construct a residential on-site septic system within the upland review area of two (2) isolated wetland pockets on a residential lot at 234 Bloomingdale Road. The 2.41 acre site is "L-shaped", with frontage on Bloomingdale Road. The rear portion of the lot abuts the riparian wetland and channel of Hunts Brook. The front southern portion is bordered to the east and west by single family residences along Bloomingdale Road. [Refer to attached site location map].

The area of disturbance in the URA is approximately 6,500 sq. ft. (0.15 acre). Regulated activities include excavation and grading adjacent to inland wetlands for installation of the sub-surface leaching areas and septic tank and conversion of the existing wooded area to residential use.

Wetland Description

A revised wetland delineation and functional evaluation report was submitted September 26, 2024, prepared by CLA Engineers, Inc. Wetland areas #1 and #2 are described as seasonally saturated/flooded isolated wetlands in forested canopy. Wetland #1 is noted to potentially provide breeding habitat for amphibians due to seasonal ponding. The proposed clearing and construction limits extend to within 50 feet of the southern edge of the two wetland areas. [Refer to attached map].

A larger forested wetland (Wetland #3) borders the northern and eastern portions of the lot. This is a forested riparian wetland associated with Hunts Brook. The eastern property boundary abuts Hunts Brook. No activity is proposed within 100 feet of this wetland.

Application Review Comments:

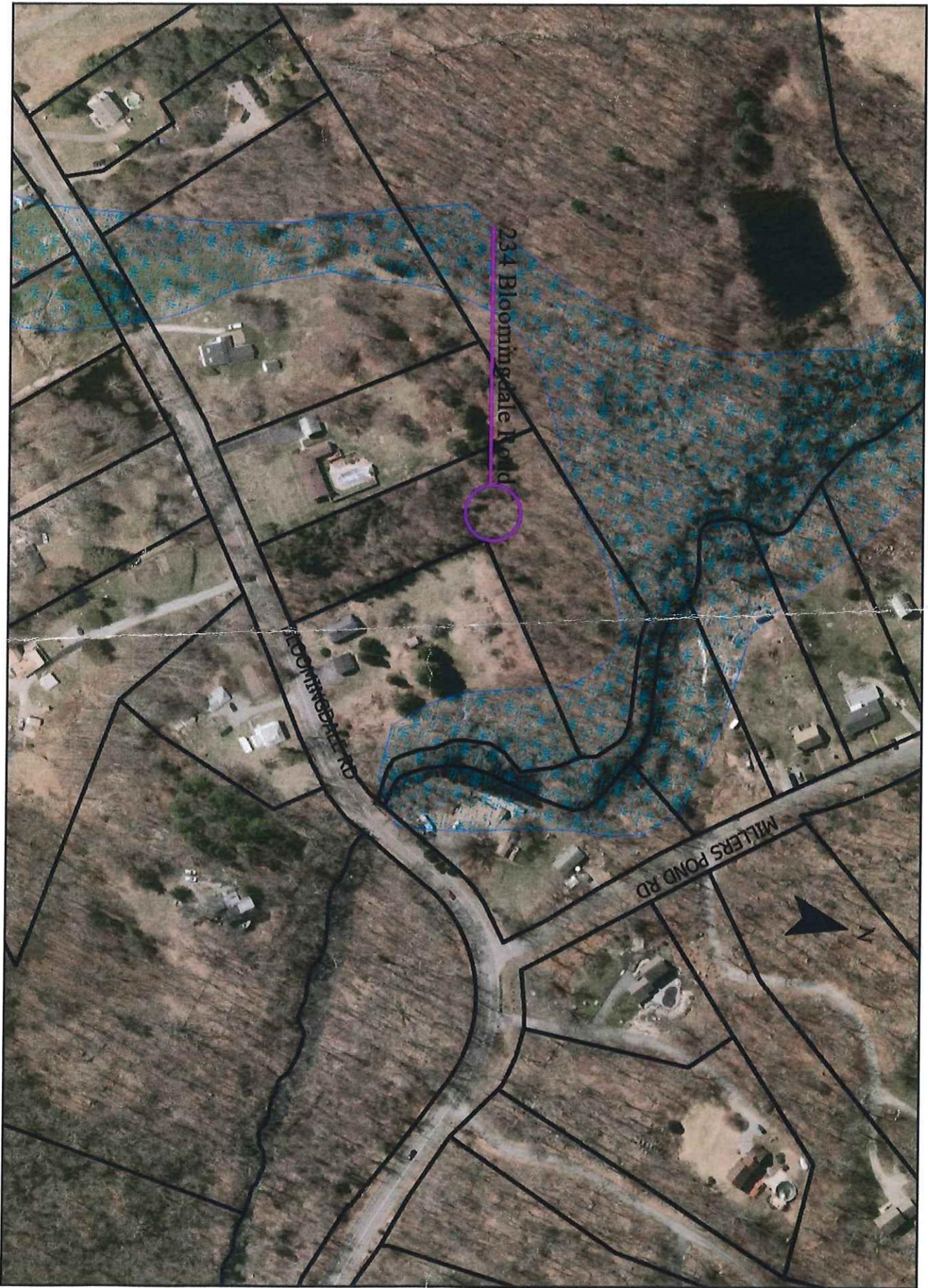
1. The wetland delineation report (Sept. 25, 2024) does not include the date of the site plan showing the delineated wetland boundary and proposed development.
2. The discussion of the soil units in the report does not agree with the soil map and Table 1 soil types. The Rippowam soil is the poorly drained soil associated with wetland #3. The well-drained Agawam soil is associated with the proposed are of residential development.

3. The referenced rationale list for the Corps wetland functions/values evaluation form was not included in appendix D.
4. The proposed limits of permanent clearing and disturbance should be included on the plan.
5. Measures to provide long-term vegetative buffers to the isolated wetlands and the riparian wetland along Hunts Brook should be considered. Maintenance of a vegetated buffer adjacent to the wetland boundary would serve to filter surface run-off, stabilize soils, provide habitat connectivity and protect the potential vernal pool habitat.
6. The application should address the potential impact to the vernal pool habitat associated with the development area and loss of upland woodland adjacent to wetland #1. The report indicates the installation of proper erosion controls would mitigate the potential impact to wildlife habitat from the proposed regulated activity. Protection of adjacent upland area would help in preserving the possible unique wildlife habitat value.
7. The report recommends that wetland #1 be cleared of debris and restored to an "original condition". Additional description of the work associated with this activity should be provided as this involves excavation within a wetland. The glass, metal and debris continues below the surface layer of this wetland. What are the proposed restoration measures (depth of excavation, restoration of surface soil layer, planting, etc.). The site plan will need to include the location of stockpiles, equipment and any associated clearing around the wetland perimeter.



Maureen FitzGerald
Environmental Planner

attachments: 2



8 MILLERS POND RD
N/F
RICHARD M. ZIOLKOVSK
VOL 1819 PG. 31

246
CARL D
YO

238 BLOOMINGDALE RD
N/F
MIGUEL A. ORTIZ
VOL 1750 PG. 232

PROVIDE AND MAINTAIN
A CONTINUOUS LINE
OF SILT FENCE (TYP.)

LIMIT OF APPROXIMATE
 100 YEAR FLOOD ZONE
 (ZONE A) ASSOCIATED WITH
 HUNTS BROOK PER
 FEMA MAP 09011C0363J
 DATED AUG. 5, 2013

BLOOMINGDALE ROAD

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE
REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND
SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN