

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 _____

Agency Use:

Date Received: _____
Received By: _____
Application Number: _____

1. Applicant: <u>ROB BAULE</u>		Phone: <u>860-884-0230 (C)</u>	
Address: <u>15 LEARY DRIVE WATERFORD</u>		State: <u>CT</u>	Zip: <u>06385</u>
Fax: _____	E-Mail: <u>ROBBAULE@ICLOUD.COM</u>		
2. Owner: <u>KIMBERLEY DEVLIN</u>		Phone: <u>860-443-2235 (H)</u>	
Address: <u>15 LEARY DRIVE WATERFORD</u>		State: <u>CT</u>	Zip: <u>06385</u>
Fax: _____	E-Mail: <u>KDEVLIN@ATLANTICBB.NET</u>		
3. Agent: _____		Phone: _____	
Address: _____		State: _____	Zip: _____
Fax: _____	E-Mail: _____		
4. Property Address: <u>15 LEARY DRIVE</u>			
5. Abutting Property Owners – Complete Attached Form <u>SEE ATTACHED</u>			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): <u>GRAVEL PAD FOR BOAT PARKING EXPENSES</u>			
7. Description of Proposed Activity (attach sheet if necessary): <u>INSTALL APPROX 350 SQ FT OF GRAVEL IN WETLANDS TO ALLOW BOAT TO FURTHER BEHIND HOME.</u>			
8. Purpose of Activity (attach sheet if necessary): <u>TO MOVE BOAT FROM SIDE OF HOUSE TO BACK TO ENSURE BOAT/TRAILER ARE 25' BEHIND HOME</u>			
9a. Acreage of Property: _____		9b. Acreage of Wetlands: <u>AND ENCLOSE REAR YARD WITH FENCE FOR POOL.</u>	
10. Acreage of Wetlands Altered: _____			
11. Wetland Mitigation Proposed: _____			
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: <u>Robert Baule</u>		Date: <u>8/16/24</u>	
Owner: <u>Ky D</u>		Date: <u>8/21/24</u>	
Agent: _____		Date: _____	

RECEIVED

SEP 9 2024

Planning & Development
Town of Waterford, CT

Conservation Commission

Permit Application Attachment

Properties Adjacent to:

15 LARRY DRIVE

[illegible]

now or formerly
Carlo J. & Vincenza M.
Esposito

now or formerly
Russell G. & Vickie
Dinoto

now or formerly
James W. &
Mary E. Bucknell

N 81°-25'-47"E, 158.00'

AS-BUILT
5' LEARY DRIVE

Dead Tree

WETLAND
AREA

Dead Tree

Dead Tree

PROPOSED LIMIT OF DISTURBANCE & FENCE

Approved
Shed 2012

Proposed Pool
w/ Conc. Walk

Dead Tree

Temporary Construction
Disturbance Restored w/
Native Pollinator Plants
[450 ft²]

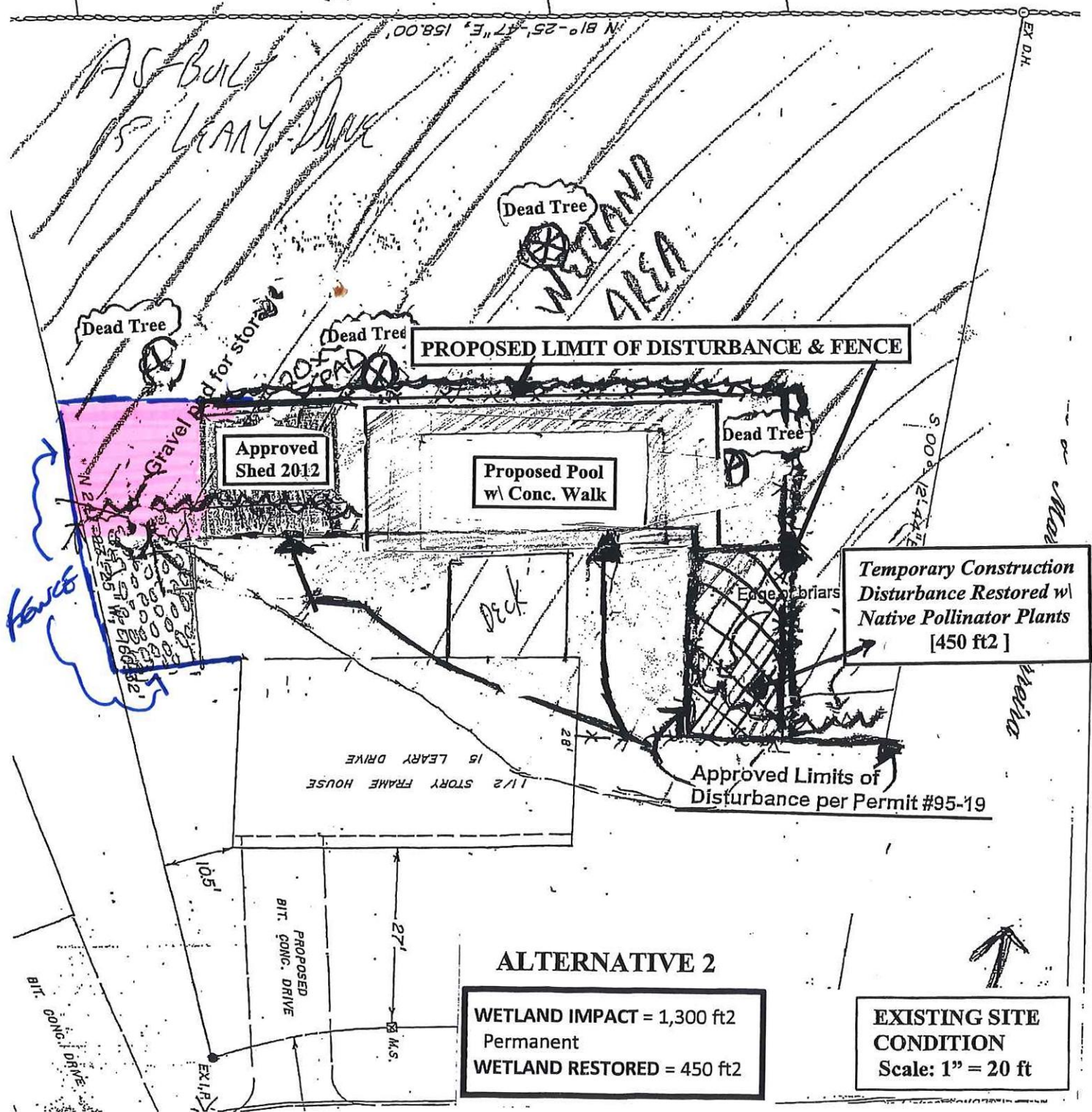
Edge of briars

Approved Limits of
Disturbance per Permit #95-19

ALTERNATIVE 2

WETLAND IMPACT = 1,300 ft²
Permanent
WETLAND RESTORED = 450 ft²

EXISTING SITE
CONDITION
Scale: 1" = 20 ft



now or formerly
Sable G. & Vincenza M.
Ephebia

now or formerly
J. G. & Vickie
Binato

now or formerly
James E. & Rachael
May

AS-BUL
LEARY DR

Proposed 350 sq. ft. gravel
pad adjacent to shed

PROPOSED LIMIT OF DISTURBANCE & FENCE

Approved
Shed 2012

Proposed Pool
w/ Conc. Walk

Temporary Construction
Disturbance Restored w/
Native Pollinator Plants
[450 ft²]

Approved Limits of
Disturbance per Permit #95-19

ALTERNATIVE 2

WETLAND IMPACT = 1,300 ft²
Permanent
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EXISTING SITE
CONDITION
Scale: 1" = 20 ft

ACCEPTED AND APPROVED AS
PART OF PERMIT NO. C-10-08
ON 7-20-2020
R. D. [Signature]
CHAIRPERSON
WATERFORD CONSERVATION COMMISSION

PROPOSED
BIT. CONC. DRIVE
EX. 1/2

PROPOSED
BIT. CONC. DRIVE

1 1/2 STORY FRAME HOUSE
15 LEARY DRIVE

27'

M.S.

28'

BIT. CONC. DRIVE



FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
www.waterfordct.org

TOWN OF WATERFORD
Inland Wetlands & Watercourses Permit #C-20-08
15 Leary Drive, 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 at 15 Leary Drive, 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. Filling and grading of 1,300 square feet of wetland to construct an in-ground pool with surrounding concrete pad and perimeter fence.
2. Temporary disturbance of 450 square feet of inland wetlands for construction access east of the residence.
3. Restoration of 450 square feet of temporary construction wetland impact with planting of native wetland plants. Temporary wetland impact area to be returned to pre-construction grade and soil profile prior to planting. Plantings to be approved by the Waterford Conservation Commission's agent prior to installation.

These regulated activities are associated with the proposed residential improvement of land located at 15 Leary Drive, Waterford, Connecticut. The proposed development is shown on the attached plan labeled ALTERNATIVE 2.

The Conservation Commission has reviewed the application materials, site conditions and requested alternatives to reduce wetland disturbance. This permit is issued 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. Prior to the start of lot clearing and development, the limits of authorized disturbance on the site shall be marked by the permittee and approved by the Commission's agent.
2. Sediment control fence or staked hay bales shall be installed along the limit of disturbance on the north and east sides of the construction area.

3. Invasive shrub species at the limit of disturbance, such as multi-flora rose, bittersweet, and privet shall be removed from the wetland edge and disposed off-site.
4. All excavated materials shall be removed off-site. No fill or re-grading of other areas of the site are herein authorized.
5. The permittee shall submit a restoration planting plan for the restored wetland area to the Commission's agent for review and approval prior to initiating restoration planting. Said planting plan shall indicate the proposed plant species, number of plants, size of plant material and spacing of the plantings.
6. The 450 square ft. area of temporary construction impact shall be returned to grade with the pre-construction soil profile conditions prior to re-planting. Restoration planting of this area shall consist of native wetland shrubs and perennial plants, pollinator garden species and mulch. The wetland mitigation shall be completed, planted and soil surfaces stabilized prior to issuance of a certificate of zoning compliance for the pool.

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, required plantings 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 residential lot was created by subdivision in 1958, prior to enactment of the Inland Wetlands and Watercourses Act and 72% of the total property contained inland wetlands. The permitted activity allows reasonable use of this property which is restricted by limited non-wetland area.
- B. The proposed alternative reduces the area of permanent and temporary wetland disturbance. The limit of authorized disturbance is demarcated by a fence.
- C. The activity results in minor impacts to wetland function and value and does not impact wetland wildlife.
- D. Restoration of 450 square ft. of wetland affected by temporary disturbance from construction access will restore wetland soils and vegetation.
- E. 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.

Dated:

July 23, 2020

Issued By:


Chairman, Richard F. Muckle
Waterford Conservation Commission

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Date: August 10, 2012

To: Robert Brule
15 Leary Drive
Waterford, CT 06385

Re: Request To Install a 20 ft x 20ft gravel pad & Shed
Permitted Use, As of Right Section 4.1(d)
Waterford Inland Wetlands & Watercourses Regulations

Mr. Brule:

The Conservation Commission reviewed the referenced request for a 20 ft. by 20 ft. gravel pad and shed to be placed in the rear yard at 15 Leary Drive at their regular meeting conducted August 9, 2012. The Commission determined the activity meets the criteria of a residential improvement that does not involve deposition of a significant amount of material nor adversely or irreversibly affect the wetland. The gravel pad and shed are authorized as a permitted use, as of right, in accordance with Section 4.1(d) of the Waterford Inland Wetlands and Watercourses regulations.

Please notify this office prior to the start of the activity to review the area of briars to be cut and removed.

This authorization will be forwarded to the Zoning Official and the building permit application file. If you have any questions regarding this determination, please contact me at 444-5813.

Sincerely,



Maureen FitzGerald
Environmental Planner

Certified Mail: # 9171 9690 0935 0016 8371 78

cc: Mike Glidden, Zoning Official
Waterford Conservation Commission

9171 9690 0935 0016 8371 78