



Date: August 18, 2023

To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

Re: Inland Wetland Application #C 23-07- 7 West Street; New Residence

Proposed Regulated Activity:

The activity is associated with construction of a single family home served by municipal water and sewer utilities on a 0.23 acre parcel at 7 West Street. A wetland swale occurs along the western edge of the property, primarily occurring in the Town roadway right-of-way.

Regulated activities include:

- Fill of 150 sq. ft. of inland wetlands for construction of a bituminous driveway access to West Street,
- Temporary excavation and restoration to grade of 100 sq. ft. of wetland for installation of sewer and sub-surface utility lines,
- Cutting of invasive vegetation, planting and management of 1,000 sq. ft. of wetland swale bordering the west side of the property;
- Discharge of roof leader drainage to inland wetlands,
- Clearing and grading of 0.23 acre of upland review area for construction of a house, associated yard areas and driveway.

An inland wetland permit was issued for residential construction on this parcel in 2007. Permit #07-028 authorized the fill of 355 sq. ft. of inland wetland for construction of a driveway and extension of the municipal sewer utility to the property, and vegetation maintenance of 1,000 sq. ft. of wetland swale along the west side of the property. The permit expired in October, 2021. The location and extent of regulated activity requested in the current application for permit is similar to the previously authorized regulated activity.

Wetland Description & Impact Assessment:

The wetland area is an intermittent swale located primarily within the roadway right-of-way. It is an area of surface and shallow groundwater discharge. Portions of the swale are periodically mowed as part of roadway maintenance. A catch basin inlet has been constructed in the swale to collect surface water and discharge it to the municipal stormwater system. Crushed stone has been placed between the swale and the West Street curbline to control seepage of water onto the roadway. The location, size and prior alterations of this wetland swale reduce the ecological value of this resource. Refer to attached photographs.

According to the wetland delineation report submitted in 2003 for the property, the soil types within the wetland include poorly drained Ridgebury and altered Aquent soils. Vegetation observed in the wetland includes phragmites, scattered sedges and soft rush, honeysuckle, mugwort, and red maple.

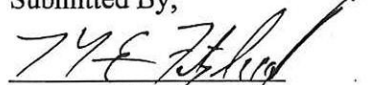
The proposed fill is at the northern end of the swale, where the width of the wetland is 8-10 feet. The permanent loss of 100 sq. ft. of wetland swale does not adversely impact the function or value of the wetland and is necessary to gain access to the municipal roadway.

The proposed temporary disturbance of 150 sq. ft. of the wetland by the southwest corner of the property for utility installation is proposed to be returned to grade following construction activity. It is expected that the phragmites in this area of wetland will readily re-establish.

The application requests authorization to cut invasive vegetation, install plantings and manage the wetland swale within the right-of-way. A condition of approval for this activity should require that a wetland planting and management plan be submitted to the Commission's agent for review and approval prior to issuance of a building permit for the residence.

During construction, silt fence or other suitable sediment control measures should be installed and maintained along the upgradient edge of the wetland swale and sediment controls installed at the 2 adjacent catch basins to minimize sedimentation impacts to wetlands and water quality.

Submitted By;



Maureen Fitzgerald
Environmental Planner



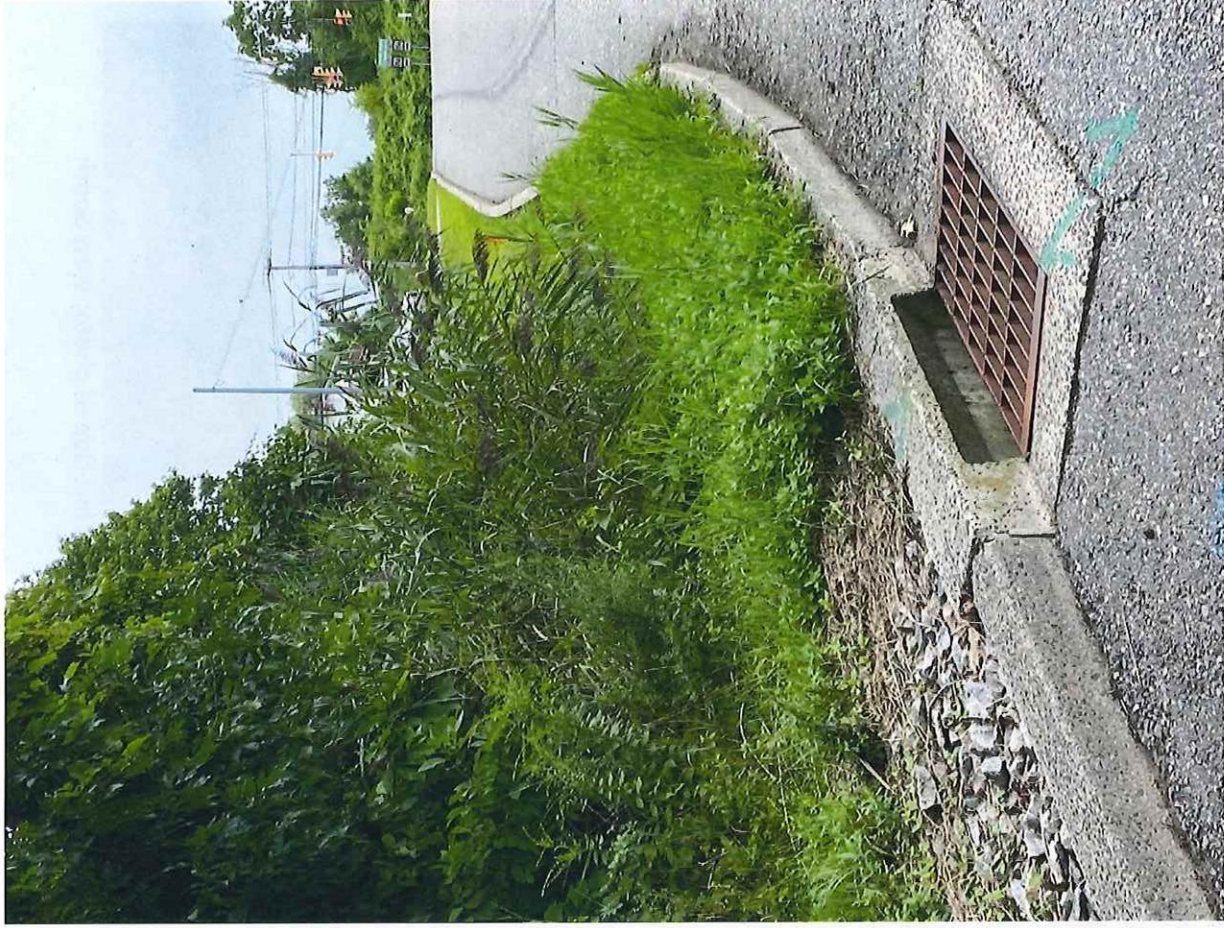
7 West Street wetland swale in right-of-way : View North



7 West Street: wetland swale at left side of photo: View South



Wetland swale right of curb at proposed driveway crossing



Proposed new sewer manhole installed south of catch basin in Phragmites