



PLANNING & DEVELOPMENT

Date: July 2, 2025

To: Waterford Conservation Commission

From: Maureen FitzGerald, Environmental Planner

**Re: Release of Wetland Mitigation Bond
11 Oak Road – Permit -15-11**

Commissioners,

The inspection reports for the wetland mitigation plantings at 11 Oak Road were submitted in accordance with the conditions of Inland Wetland Permit #C-15-11 verifying the plantings were installed and were establishing. This office reviewed the conservation easement area on July 2, 2025 and photographed the vegetation in the wetland conservation easement.

Based on the monitoring report information and current condition, it is my recommendation that the remaining bond amount of \$2,500.00 be released to the project developer.

Refer to attached reports, photographs, partial bond release of 2021 and permit conditions.

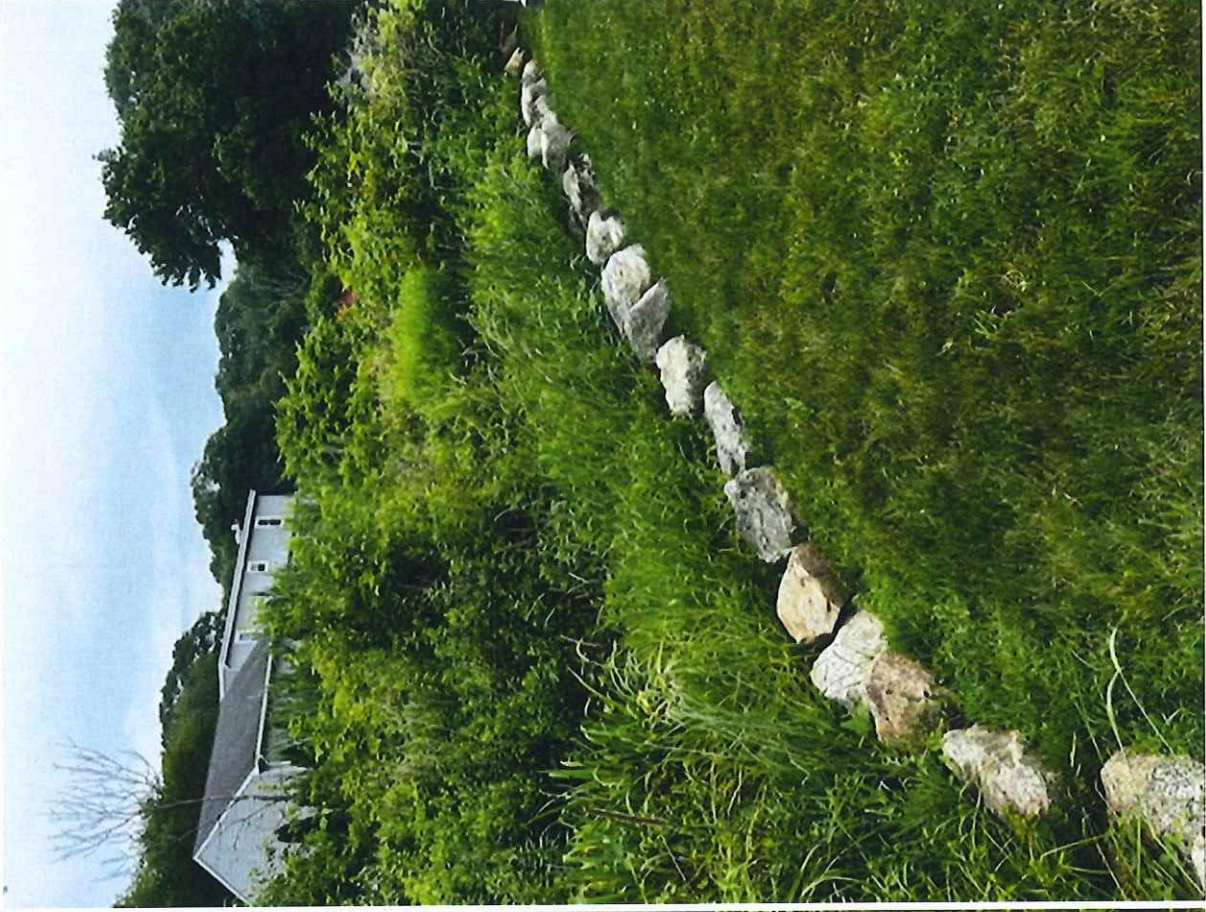


Maureen FitzGerald
Environmental Planner

attachments -

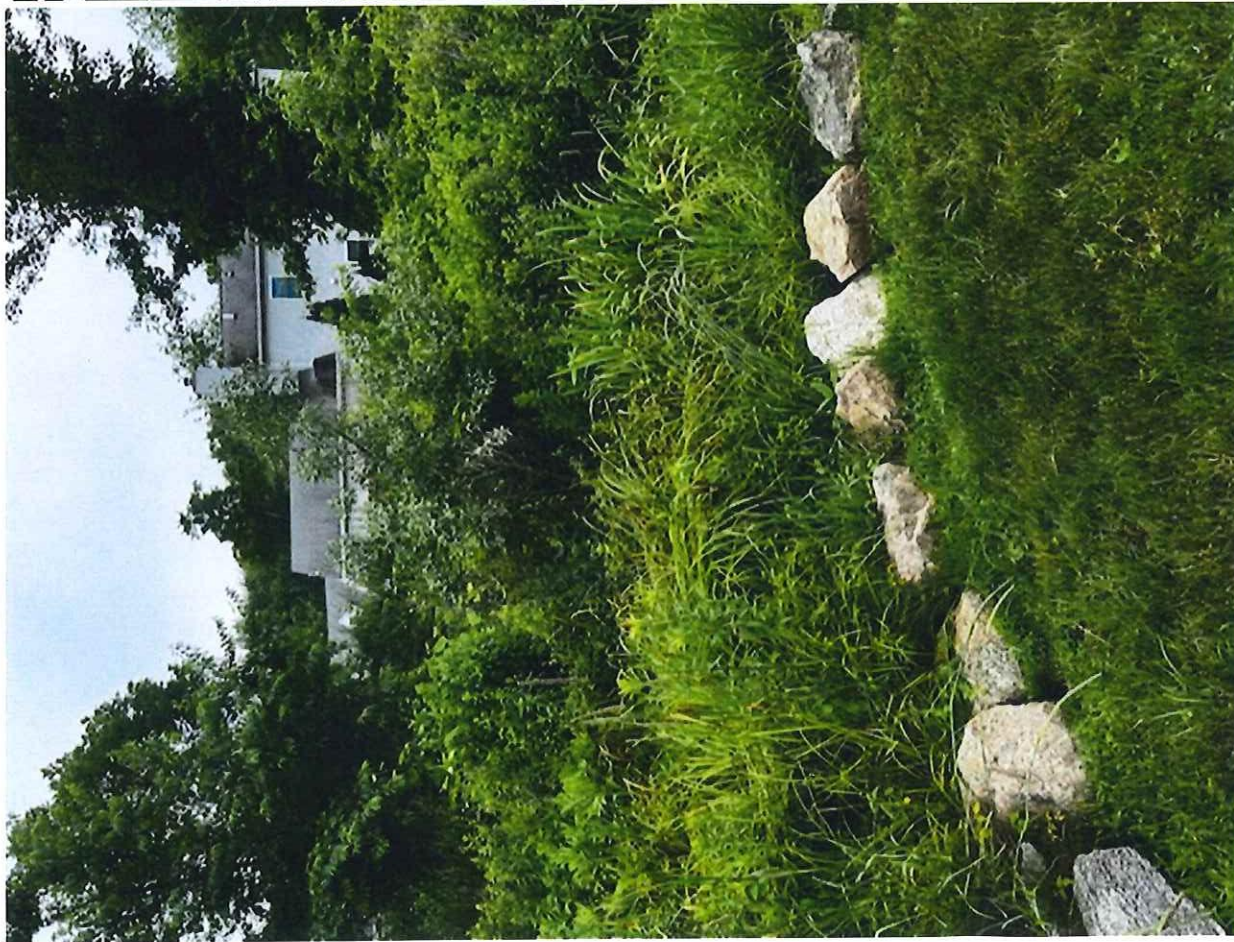


1.

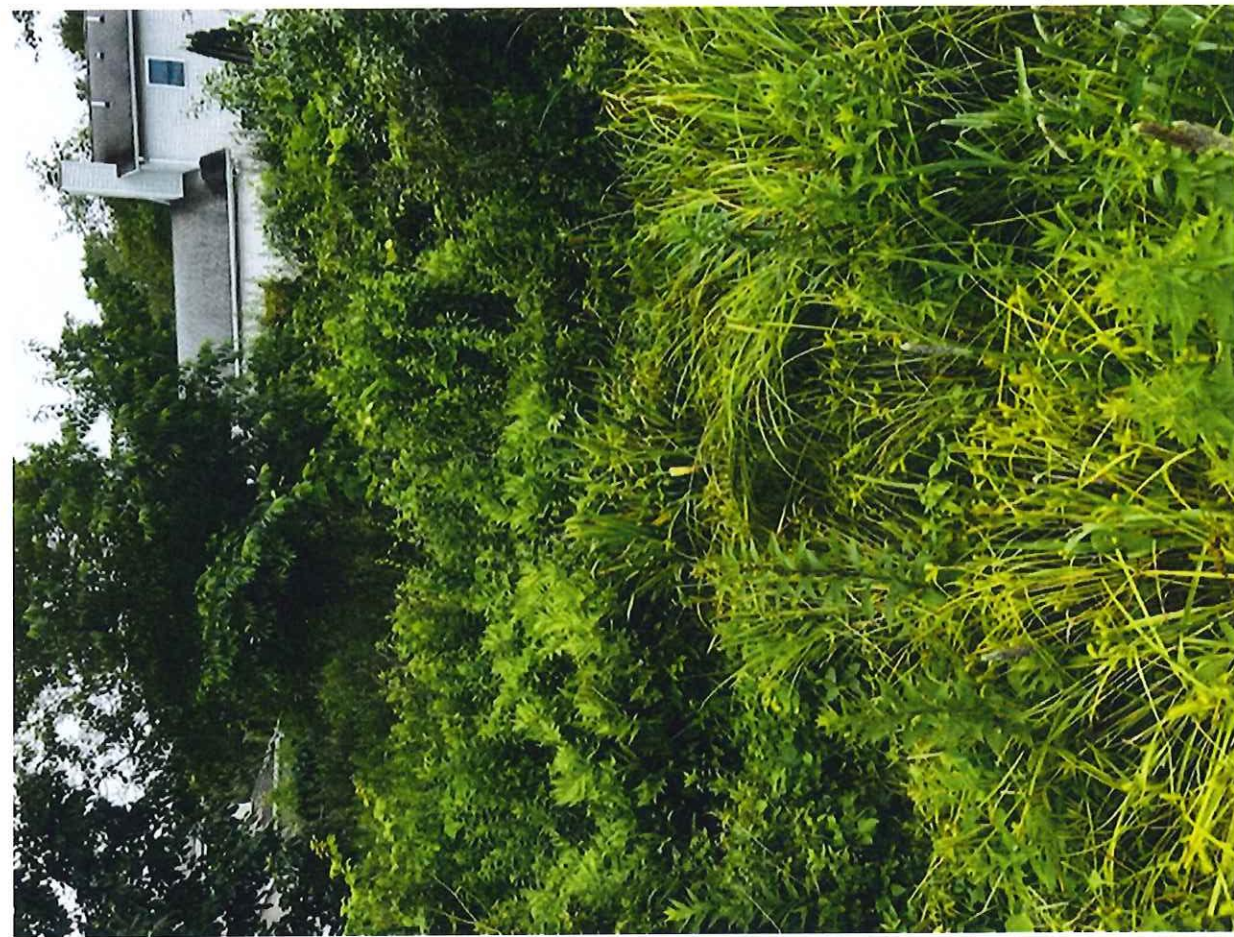


2.

7-2-2025
11 OAK ROAD



3.

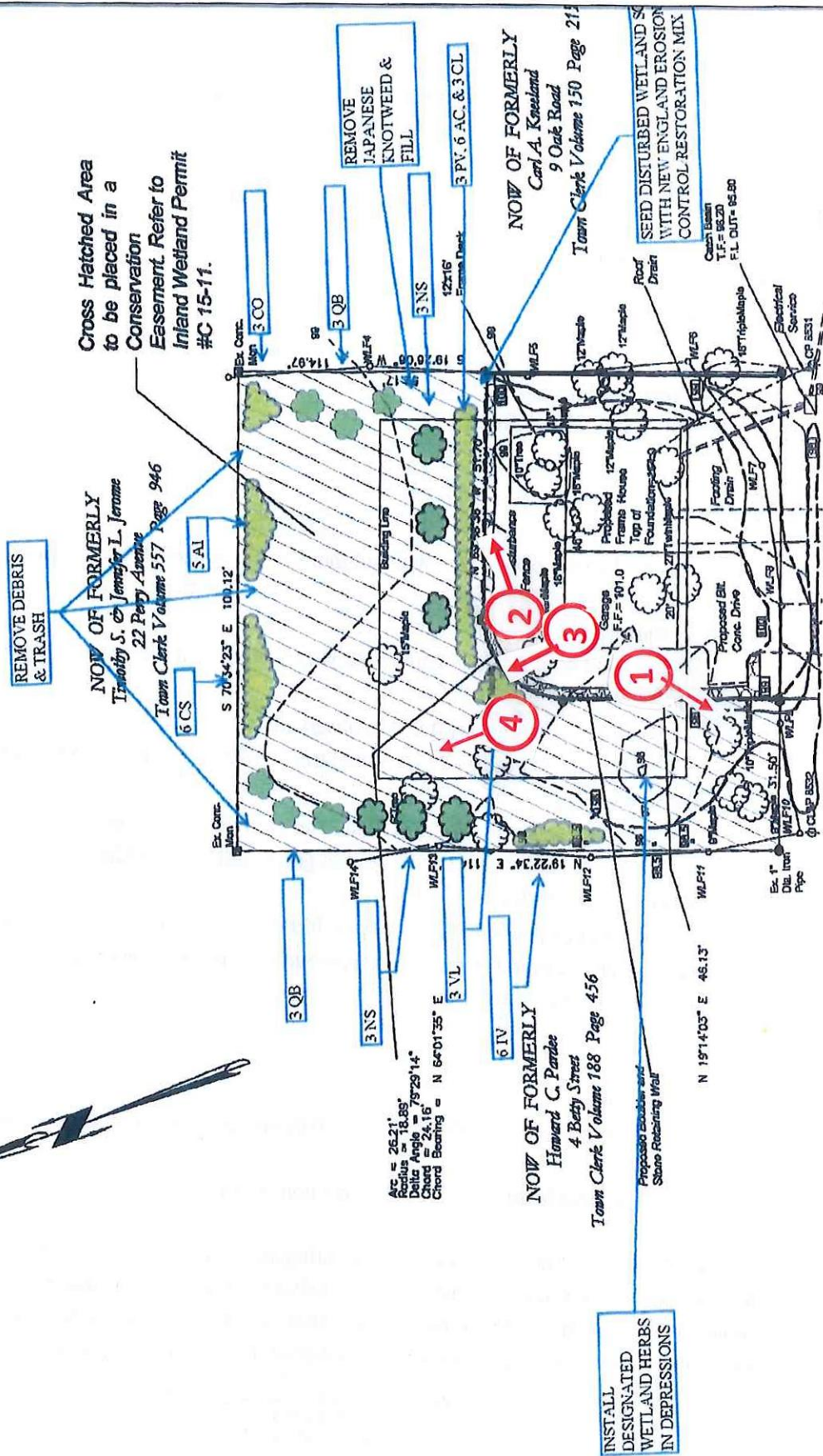


4.

7-2-2025
11 OAK ROAD

Prepared by
Environmental Planning Services

11 OAK RD
#C-15-11



A \$5,000.00 cash bond
to issuance of a zoning

Cowen EcoDesign, LLC

Ecological Design, Wetland, Biological and Soil Sciences

November 5, 2022

Mr. Gordon Adams
42 New Shore Road
Waterford, CT 06385

**RE: Wetland Monitoring
11 Oak Road, Waterford**

Mr. Adams,

At your request I have conducted a wetland monitoring inspection on October 12, 2022.

My observations are as follows:

- The wetland soils are stable and well vegetated except for bare areas which pond periodically.
- No ponding or standing water was observed.
- Deer browse was observed on planted trees and shrubs. Deer beds were also observed in the wetland.
- Herbaceous vegetation in the wetland and on it edge is a mix of native species such as goldenrods with annuals such as millet grass, and planted blue flag iris, cardinal flower, ironweed, and sedges.
- Invasive plants present include asiatic bittersweet, multiflora rose, common mugwort, common reed, privet and Japanese knotweed. Invasives were reviewed in the field with Skip & Gordon Adams.

I recommend:

- Removing seedheads of the invasives and bagging them for disposal. This was done on Oct 12th.
- Continue to control/treat invasive non-native plants

Due to deer browse I do not recommend planting additional trees or shrubs. Eradication of invasive plants is not feasible due to the extensive seedbank and presence of invasives immediately adjacent to the wetland on neighboring properties. The efforts to control invasives have allowed native species to become established in the wetland and has increased the plant

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biodiversity. The mitigation plan has been successful to the extent feasible given the impaired condition of the wetland prior to construction.

Over all the wetland restoration planting has grown in satisfactorily.

Yours truly,

A handwritten signature in cursive script that reads "James R. Cowen". The signature is written in dark ink and is positioned below the "Yours truly," text.

James R. Cowen

Registered Soil Scientist

Certified Professional Wetland Scientist

Cowen EcoDesign, LLC

Ecological Design, Wetland, Biological and Soil Sciences

November 16, 2021

Mr. Gordon Adams
42 New Shore Road
Waterford, CT 06385

RE: Wetland Monitoring
11 Oak Road, Waterford

Mr. Adams,

At your request I have conducted a wetland monitoring inspection on October 8, 2021.

My observations are as follows:

- The wetland soils are stable and partially vegetated except for bare areas which pond periodically.
- No ponding or standing water was observed.
- Deer browse was observed on planted trees and shrubs.
- Herbaceous vegetation in the wetland and on its edge is a mix of native species such as goldenrods with annuals such as millet grass, and planted blue flag iris, cardinal flower, ironweed, and sedges.
- Invasive plants present include Asiatic bittersweet, multiflora rose, common mugwort, and European nightshade. Representative plants were marked with flagging for treatment or removal.

I recommend:

- treating the invasives and removing seedheads—bagging them for disposal.
- Reseeding bare areas with New England erosion control seed mix or equivalent.
- Spray planted trees and shrubs with deer repellent.

Due to deer browse I do not recommend planting additional trees or shrubs.
Over all the wetland restoration planting is growing in satisfactorily.

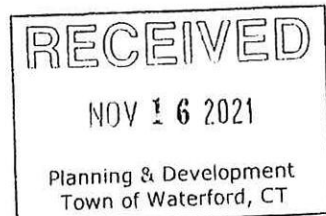
Yours truly,

James R. Cowen

James R. Cowen
Registered Soil Scientist
Certified Professional Wetland Scientist

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Phone/Fax 860-535-0625
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year 1 of 2



FIFTEEN ROPE PERRY ROAD



WATERFORD, CT 06385-2886

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

Date: January 21, 2021

To: Kim Allen, Finance Director

Re: Authorization by the Conservation Commission for Cash Bond Reduction
Adams Builders, Developer - 11 Oak Road
Wetland Mitigation Bond per Inland Wetland Permit #C-15-11

Ms. Allen,

The Waterford Conservation Commission has authorized a partial release of \$2,500 dollars from the \$5,000 dollar Cash Bond pledged by Adams Builders for completion of required wetland mitigation and monitoring at 11 Oak Road in accordance with Inland Wetland & Watercourses permit #C-15-11.

The remainder of the bonded amount (\$2,500.00) is to be held for the required inspections, monitoring, and reporting of the wetland mitigation area as required per Inland Wetland Permit #C-15-12.

Attached is a copy of the meeting minutes wherein the bond reduction was authorized and a copy of the Cash Bond Agreement dated July 16, 2020.

Please contact me if you require additional information to release the approved bond amount to Adams Builders.

Sincerely,

A handwritten signature in black ink, appearing to read "Maureen FitzGerald", is written over a horizontal line.

Maureen FitzGerald
Environmental Planner
Town of Waterford, CT

attachment - 3pp

SPECIAL CONDITIONS:

1. The final plans shall incorporate the approved site development plan (alternative #5) and the approved wetland mitigation plan and identify the conservation restrictive easement and conditions of inland wetland permit approval.
2. Prior to the start of lot clearing and development, the limits of authorized fill and location of the stone retaining wall shall be marked on the site by a licensed surveyor and approved by the Commission's agent.
3. Construction of the retaining wall shall be conducted concurrent with the placement of fill to clearly mark and hold the fill limit.
4. Removal of debris, pruning of trees, removal of invasive plant species and grading of the swale outlet in the wetland mitigation area shall be conducted during the initial construction phase prior to erecting the residential structure.
5. The wetland mitigation shall be completed, planted and soil surfaces stabilized prior to issuance of a certificate of occupancy for the residential structure.
6. A detailed inspection and maintenance plan for the wetland mitigation area shall be prepared by a wetland scientist that identifies inspection frequency, plant maintenance requirements, invasive species control measures, and corrective actions required to ensure success of the wetland mitigation. This plan shall be submitted to the Commission's agent for approval prior to the issuance of a certificate of occupancy for the building.
7. The wetland mitigation area shall be monitored by a wetland scientist 2 times per year, at the beginning and end of the growing season, for two consecutive years after completion of the mitigation. Monitored elements shall include plant success, vegetative cover, soil stability and control of invasive plant species. A yearly monitoring report documenting the success of the plantings, vegetative cover, functioning of the swale outlet, and identifying any corrective actions performed or required shall be prepared by a wetland scientist and submitted to the Conservation Commission by October 30th of each monitoring year after completion of the wetland restoration.
8. The wetland mitigation plantings, and the required monitoring and inspection reporting shall be bonded by the permittee. A \$5,000.00 cash bond for the wetland mitigation is required to be filed with the Town of Waterford Conservation Commission or its agent prior to issuance of a zoning compliance and building permit for the property.
9. The bond amount shall be released only by authorization of the Waterford Conservation Commission upon determination that the wetland mitigation work and two years of monitoring, including plant survival, have been completed per approved plans, and following receipt of the required monitoring reports prepared by a wetland scientist verifying the wetland mitigation plantings and functions are in conformance with the approved mitigation plan.