

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

Date: June 17, 2025

To: Waterford Planning & Zoning Commission

RE: Report of Conservation Commission Action:  
Inland Wetland Permit #C-25-07 – 51 Daniels Avenue

Commissioners,

The Waterford Conservation Commission granted inland wetland permit #C-25-07 for regulated inland wetland activities associated with the construction of 2 pickleball courts and 8 parking spaces on 0.45 acres of land located at 51 Daniels Avenue, Waterford, Connecticut. The permit was granted with conditions on June 12, 2025. A copy of the permit is attached.

Authorized regulated activities include:

- Excavation, fill and grading on land upgradient of inland wetlands to construct a 3,600 sq. ft. asphalt pickleball court surface and adjacent 8 space asphalt parking area.
- Disturbance of +/-1,500 sq. ft. of upland review area west of wetland area #1 for grading associated with the development.

The activities are shown on site plans entitled; "LEARN – Early Childhood School, Waterford Pickleball Courts and Parking, 51 Daniels Avenue, Waterford, Connecticut," dated 05/01/2025, prepared by Langan Engineering & Environmental Services, Inc.

A condition of permit approval requires the final plan set to incorporate the revised plan sheet CS201 as presented to the Conservation Commission on 5/22/2025 as an alternative which reduces the disturbance to the upland review area adjacent to wetland #1. A revised Overall Landscape Plan Sheet L04.01 is also required to reflect the reduction of area upgradient of wetland #1 to be re-planted.

Respectfully;

Maureen FitzGerald  
Environmental Planner

Attachment:

cc: Waterford Conservation Commission



NOT VALID  
UNTIL SIGNED

**TOWN OF WATERFORD**

Inland Wetlands & Watercourses Permit #C-25-07  
51 Daniels Avenue, 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 located at 51 Daniels Avenue, 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:

- Excavation, fill and grading on land upgradient of inland wetlands to construct a 3,600 sq. ft. asphalt pickleball court surface and adjacent 8 space asphalt parking area.
- Disturbance of +/-1,500 sq. ft. of upland review area west of wetland area #1 for grading associated with the development.

These regulated activities are associated with the construction of 2 pickleball courts and 8 parking spaces on 0.45 acres of land located at 51 Daniels Avenue, Waterford, Connecticut. The proposed activities are detailed on site plans entitled; "LEARN – Early Childhood School, Waterford Pickleball Courts and Parking, 51 Daniels Avenue, Waterford, Connecticut," dated 05/01/2025, prepared by Langan Engineering & Environmental Services, Inc.

The Conservation Commission authorizes the regulated activity 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. The final plan set shall incorporate the revised plan sheet CS201 as presented to the Conservation Commission on 5/22/2025.
2. The final plan set shall include a revised Overall Site Landscape Plan, Sheet L04.01 to reflect the modified limits of clearing and disturbance.
3. The approved limits of clearing and disturbance shall be marked in the field and approved by the Commission's agent prior to the start of site work.
4. The vernal pool protection plan shall be implemented as detailed in the wetland assessment report prepared by All-Points Technology Corporation submitted with the application. Reports documenting completion of contractor awareness training and inspection of wildlife restrictive barriers shall be submitted to the Commission's agent at the start of construction.



5. Temporary soil stockpiles in the project area shall be seeded and ringed with sediment control measures during the duration of construction.

**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 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 proposed activity does not involve direct impacts to wetlands or watercourses and maintains vegetated uplands upgradient of wetland resources.
- B. The disturbance of upland review area west of wetland area #1 does not result in potential adverse impacts to wetland functions. The area is primarily a maintained lawn cover with some ledge.
- C. The activity has been found to not affect the capacity of the wetland resources to support wildlife habitat, perform groundwater discharge/recharge functions, and to support sediment/toxicant/nutrient removal functions.
- D. Short-term potential impacts to wetlands are minimized through implementation of a detailed erosion and sediment control plan.

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.

Date Issued: June 12, 2025

Issued By: \_\_\_\_\_

Waterford Conservation Commission

NOT VALID  
UNTIL SIGNED

Effective Date: \_\_\_\_\_