

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



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Date: June 1, 2022

To: Waterford Planning & Zoning Commission
From: Maureen FitzGerald, Environmental Planner

**RE: Report of Conservation Commission Action:
934, 940 Hartford Turnpike– Inland Wetland Permit #C-22-04**

Waterford Planning & Zoning Commissioners,

In accordance with Section 8-3(g) of the CT General Statutes, the following report of action of the Waterford Conservation Commission is presented.

The Conservation Commission granted inland wetland permit #C-22-04 with conditions on May 26, 2022 for regulated inland wetlands activities associated with the proposed self-storage facility on property located at 934, 940 Hartford Turnpike. Authorized regulated activities include clearing, grading and excavation for construction of two buildings and associated parking areas and a stormwater detention/treatment basin up-gradient of inland wetlands and watercourses; fill and grading of 3,700 ft.² +/- within the 100 ft. upland review area to re-grade a portion of the utility line access road and the fill slope west of Hartford Turnpike; and discharge of site stormwater run-off up-gradient of Jordan Brook. The authorized activities are depicted on site plans entitled "Libby Hill L.L.C. 934, 940 Hartford Turnpike, Waterford, Connecticut", sheets 1-8, revised through May 13, 2022, prepared by CLA Engineers, Inc.

Special conditions and considerations for approval are specified in the attached Inland Wetland Permit #C 22-04.

The following recommendations are submitted for consideration of the Planning & Zoning Commission. The Development will discharge upgradient of the mainstem of Jordan Brook, a Class A watercourse which supports native trout. It is requested as part of the site plan application review the applicant consider design measures that reduce impervious surface area and reduce the volume of concentrated run-off flows to the stormwater detention/treatment basin and receiving waters of Jordan Brook. The roof areas are proposed to be metal which can be a source of copper and zinc in stormwater. Directing roof run-off to grassed swales or separate subsurface infiltrator units closer to the source will serve to reduce the pollutant loading to the treatment basin and stormwater discharge to Jordan Brook.

Respectfully Submitted;

Maureen FitzGerald, Environmental Planner

cc: Waterford Conservation Commission
M. Wujtewicz, Planner

attachment: Inland Wetland Permit #C-22-04, 4 pp.



TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-22-04
934, 940 Hartford Turnpike, 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 934 & 940 Hartford Turnpike, 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:

- Clearing, grading and excavation for construction of two buildings and associated parking areas and a stormwater detention/treatment basin up-gradient of inland wetlands and watercourses;
- Fill and grading of 3,700 ft.² +/- within the 100 ft. upland review area to re-grade a portion of the utility line access road and the fill slope west of Hartford Turnpike.
- Discharge of site stormwater run-off up-gradient of Jordan Brook.

These regulated activities are associated with the construction of 2 two-story self-storage buildings and associated paved access drives, parking spaces, a paved parking area for RV storage and a stormwater detention /treatment basin on land located at 934 and 940 Hartford Turnpike, Waterford, Connecticut. The proposed activities are detailed on site plans entitled; "Libby Hill L.L.C. 934, 940 Hartford Turnpike, Waterford, Connecticut", sheets 1-8, revised through May 13, 2022, prepared by CLA Engineers, 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 limit of permanent clearing and disturbance shall be identified as the wetland non-encroachment boundary. No activity, including but not limited to clearing, grading, filling or removal of vegetation shall be conducted within the non-encroachment area without specific authorization from the Conservation Commission. The purpose of the non-encroachment area is to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.

2. The wetland non-encroachment boundary shall be located in the field prior to the start of site clearing and approved by the Commission's agent. Following construction, the non-encroachment boundary shall be permanently marked at 50 ft. intervals with identification markers provided by the Conservation Commission affixed to trees or 4x4 wooden posts.
3. During construction, the stormwater treatment basins shall be inspected by the design engineer to verify the specified type, depths, and permeability of the fill materials applied are consistent with the approved plans. Accumulated construction sediments shall be removed from the basin and the basin grading and planting completed and stabilized prior to receiving site stormwater run-off.
4. An as-built survey of the stormwater treatment system components shall be submitted to the Commission's agent with written verification from a licensed engineer that the system was constructed in accordance with the approved design plans. This submittal shall be completed prior to the issuance of a Certificate of Compliance for the building.
5. Monitoring of the stormwater basin plantings, slope stabilization and substrate stabilization shall be conducted by a wetland scientist or other qualified professional for a period of two (2) years following completion of the basin to document vegetation establishment and functioning of the stormwater basins. Total herbaceous cover of the basin bottom shall equal or exceed 80% at the end of the second monitoring year. Eroded side-slopes and basin substrate areas shall be repaired and re-seeded as required. The outlet control structures shall be inspected and cleaned of sediment, trash and debris. Invasive plant species such as *Lythrum* and *Phragmites* shall be removed from the basin.
6. A monitoring report shall be submitted to the Commission's agent by October 30th of each monitoring year documenting basin soil stabilization, vegetation establishment, ponded depth and basin discharge and corrective actions taken or required to maintain basin functionality.
7. At all times during site construction, temporary diversion swales and sediment traps shall be installed and maintained to control construction run-off and prevent sediment discharge to wetlands.

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 have direct impacts to wetlands or watercourses. Permanent construction improvements are located a minimum distance of 100 feet from the adjacent wetland boundary.
- B. A wetland non-encroachment area has been established up-gradient of inland wetlands to preserve a vegetated buffer and to protect inland wetland resources from direct and indirect impacts associated with adjacent land development.
- C. The stormwater treatment system as designed will capture and treat the calculated water quality volume from impervious surface areas and reduce the peak rate of surface run-off

prior to discharge to the receiving wetland. The stormwater basin design incorporates a wet pond that increases residence time of stormwater in the pond to attenuate pollutant and thermal loadings prior to discharge to shallow sub-surface flow.

- D. The site design is consistent with the recommendations of the Jordan Brook Watershed Management Plan for stormwater quality treatment, groundwater recharge, and protection of wetland vegetated buffer areas between wetland resources and adjacent development.
- E. Short-term impacts are minimized through the implementation of a detailed erosion and sediment control plan, a phased construction sequence and required monitoring of construction erosion and sediment control measures.
- F. Long-term impacts are mitigated by the stormwater treatment basin in controlling water quality impacts, maintaining groundwater recharge and detaining peak flows.

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: May 26, 2022

Issued By: _____
Chairman, Richard F. Muckle
Waterford Conservation Commission

Effective Date: _____