

ZONING DATA		Date Updated: 12/03/25		Based on: Town of Waterford Zoning Regs Revised Thru 8-15-2025			
Property Address: 97 Spithead Road Waterford, CT 06385							
Zoning Section	Description	Required	Provided - Lot #1	Provided - Lot #2	Provided - Lot #3	Remarks	
2R Sect 5 ZONING DISTRICT: R-40							
2R 5.1.1	Land Use	1-Fam Residential	1-Fam Residential	1-Fam Residential	1-Fam Residential	Permitted Use	
2R 5.1.1	Min. Lot Size (SF)	40,000	116,109.77 SF	116,109.77 SF	784,127.42 SF		
2R 5.1	Min. Lot Frontage	100 FT	222.69 FT	210.71 FT	248.60 FT		
2R 5.3	Min Lot Width	125 FT	214.4 FT	217.9 FT	240.5 FT		
2R 5.4	Min Front Yard Setback	50 FT	50 FT	50 FT	23 FT	Pre-existing non-conforming - Lot #3	
	Min Rear Yard Setback	50 FT	50 FT	50 FT	APPROX 1,100 FT		
	Min Side Yard Setback	25 FT	25 FT	25 FT	41 FT		
2R 3.34.3	Min Buildable Area (SF)	30,000	109,000	108,000	APPROX 350,000	Lot #3 Excludes any inland wetlands soils	
2R 5.3.4	Max Building Coverage (%)	20%	20% Max.	20% Max.	0.3%		
2R 9.3.5	Max Building Height by Zone	35 FT	Not to exceed 35 FT	Not to exceed 35 FT	U/R	Not determined - Lot #3	

CONNECTICUT PUBLIC HEALTH CODE - 19-13-B100A COMPLIANCE

LOT #1
POTENTIAL 3-BEDROOM HOUSE WITH LESS THAN 10 MIN/IN PERCOLATION RATE REQUIRES A MINIMUM 495 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION NEED NOT BE CONSIDERED, DEPTH TO RESTRICTIVE LAYER GREATER THAN 60" IN TEST HOLES 1 & 2:
USE 50LF OF GST 6212 PROVIDING 10.0 SF EFFECTIVE LEACHING PER LINEAR FOOT THEREFORE 500 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED

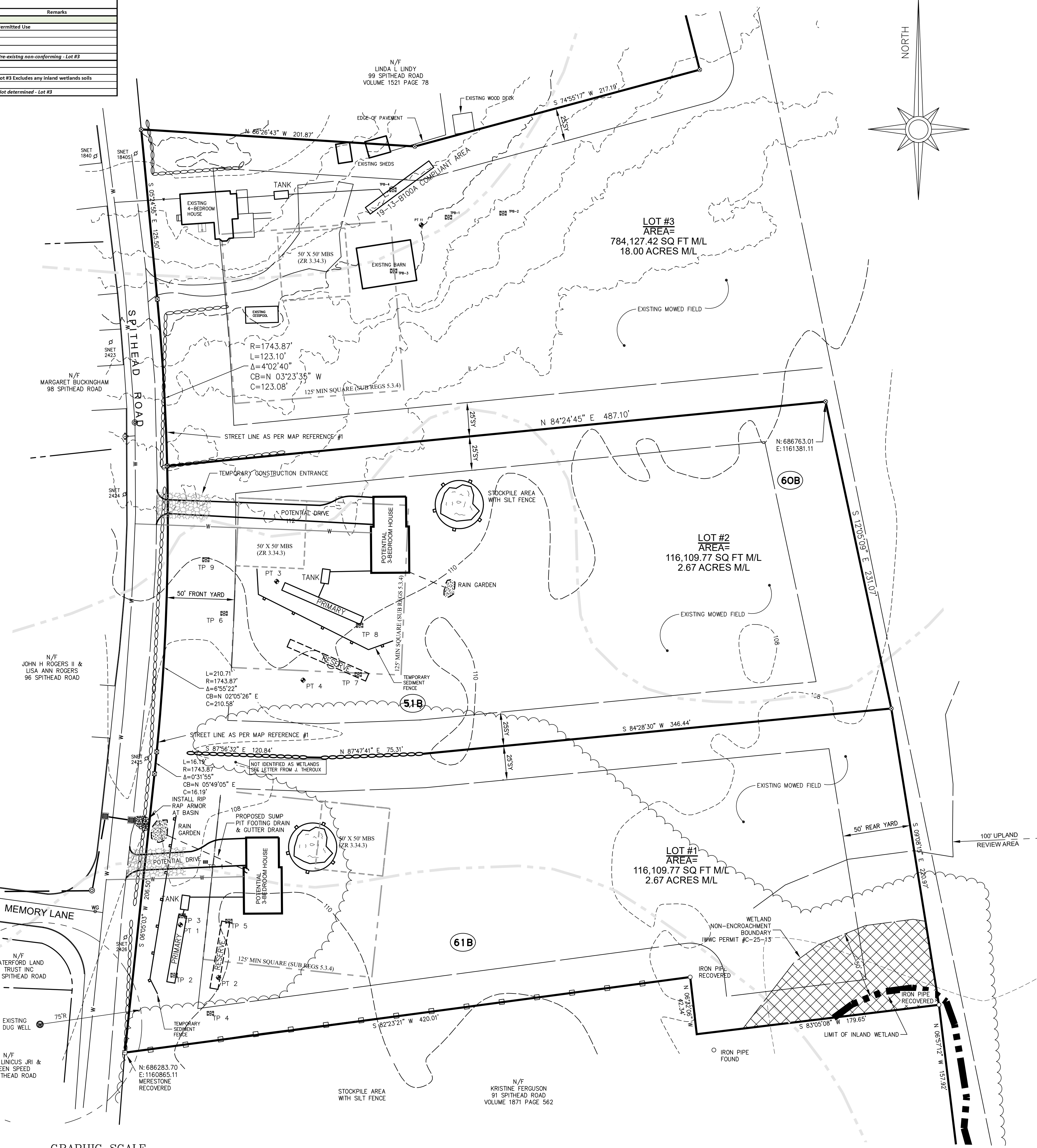
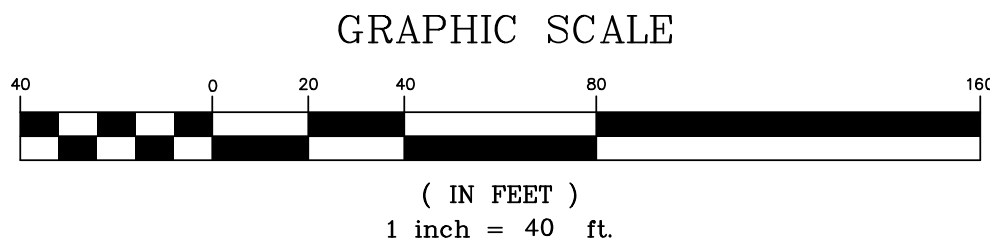
LOT #2
POTENTIAL 3-BEDROOM HOUSE WITH LESS THAN 10 MIN/IN PERCOLATION RATE REQUIRES A MINIMUM 495 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION IS AS FOLLOWS:
BASED ON A RESTRICTIVE LAYER OF 32" AT TEST HOLE 8 AND A SLOPE OF 2%
HF=42
FF=1.5
PF=1.0
THEREFORE MLSS = 63LF
USE 63LF OF GST 6212 PROVIDING 10.0 SF EFFECTIVE LEACHING PER LINEAR FOOT THEREFORE 630 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED

LOT #3
EXISTING 4-BEDROOM HOUSE WITH LESS THAN 10 MIN/IN PERCOLATION RATE REQUIRES A MINIMUM 495+82.5 = 577.5 SQUARE FEET OF EFFECTIVE LEACHING AREA
MLSS CALCULATION IS AS FOLLOWS:
BASED ON A RESTRICTIVE LAYER OF 42" AT TEST HOLE B-4 AND A SLOPE OF 0%
HF=26
FF=1.75
PF=1.0
THEREFORE MLSS = 45.5LF
USE 58LF OF GST 6212 PROVIDING 10.0 SF EFFECTIVE LEACHING PER LINEAR FOOT THEREFORE 580 SQUARE FEET OF EFFECTIVE LEACHING AREA PROVIDED

DEPARTMENT OF PUBLIC WORKS NOTES

- ANY NEW "BREAKS" IN THE EXISTING STONE WALL SHALL BE REMOVED AND RE-STACKED ALONG THE EXISTING WALL.
- DRIVEWAY SIGHT LINE DEMONSTRATIONS WILL BE REQUIRED FOR EACH DRIVEWAY PRIOR TO THE ISSUANCE OF BUILDING PERMITS ON EACH LOT.

LEGEND	
THE FOLLOWING SYMBOLS/ABBREVIATIONS MAY APPEAR ON THIS DRAWING	
AC	ADRES
BF	BASIN
BIT	BITUMINOUS
BCLC	BITUMINOUS CONCRETE LIP CURBING
CONC	CONCRETE
DA	DIAMETER
DB	DISTRIBUTION BOX
EDP	EDGE OF PAVEMENT
ELEV	ELEVATION
FF	FINISHED FIRST FLOOR
LF	LINEAR FOOT
(MIN)	MINIMUM
M/L	MORE OR LESS
N/F	NOW OR FORMERLY
PVC	POLY VINYL CHLORIDE
SCH40	SCHEDULE 40
5.44	SPOT ELEVATION
SF	SQUARE FEET
TR	TO REMAIN
HTB	HIGH TIDE BUSH
SP	SPARTINA PATENS
SA	SPARTINA ALTERNIFLORA
TBR	TO BE REMOVED
TH	THRESHOLD ELEVATION
TYP	TYPICAL
TW	TOP OF WALL ELEVATION
VP	VERIFY IN FIELD
P-5	SOIL PERC TEST LOCATION
THB	THICK
WELL	WELL
HYDRANT	HYDRANT
BUSH	BUSH
DECIDUOUS TREE	DECIDUOUS TREE
CONFERUS TREE	CONFERUS TREE
BUILDING SETBACK LINE	BUILDING SETBACK LINE
CLEARING LIMIT LINE	CLEARING LIMIT LINE
EXISTING TREELINE	EXISTING TREELINE
EXISTING CONTOUR	EXISTING CONTOUR
NEW CONTOUR	NEW CONTOUR
SEDIMENT FENCE	SEDIMENT FENCE
STORM DRAIN PIPE	STORM DRAIN PIPE
STONE WALL	STONE WALL
SANITARY SEWER	SANITARY SEWER
WATER	WATER



JOSEPH R. THEROUX
"Certified Forester & Soil Scientist"
Phone: 860-428-7302 • Fax: 860-376-6842
428 SPITHEAD ROAD, WATERFORD, CT 06384
PROPERTY SERVICES • WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATION AND PERMITTING • EBS/EPE MONITORING
WETLAND FUNCTION/VALUE ASSESSMENTS

12/23/2024

MR. JIM BERNARDO
BERNARDO SURVEYING, LLC
102A SPITHEAD RD.
WATERFORD, CT 06385

RE: WETLAND INSPECTION, 97 SPITHEAD RD., WATERFORD, CT.

DEAR MR. BERNARDO,

AT YOUR REQUEST I HAVE INSPECTED THE PROPOSED RESUBDIVISION AREA ADJACENT TO SPITHEAD ROAD FOR THE PRESENCE OF WETLANDS AND WATERCOURSES ON THE ABOVE REFERENCED PROPERTY.

AFTER A THOROUGH EXAMINATION OF ALL LOW LYING AREAS, I FOUND NO EVIDENCE OF INLAND WETLANDS OR WATERCOURSES IN OR ADJACENT TO THE PROPOSED RESUBDIVISION AREA.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE INSPECTION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux
JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER: SSSSNE, NECSS, SSSA

DRAFT DRAFT

TOWN OF WATERFORD
Inland Wetlands & Watercourses Permit #C-25-13
97 Spithead Road, 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 97 Spithead Road, Waterford, CT, which are subject to jurisdiction in accordance with CT General Statutes, Sections 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:

- Grading and construction activity upland of inland wetlands to construct two (2) residential lots served by on-site septic and municipal water.

These regulated activities are associated with the construction of a 2.67 residential resubdivision on a 2.67 acre parcel of land located at 97 Spithead Road, Waterford, Connecticut. The proposed development is shown on a plan entitled: "AVA's Meadow Resubdivision, Property of Glenn E. Ferguson, For Property Located at 97 Spithead Road, Town of Waterford - County of New London - Connecticut" revised October 15, 2025, prepared by James Bernardo Land Surveying, LLC.

The Conservation Commission authorizes the 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:**
- The limits of clearing and disturbance shall be marked on the lots and inspected by the Commission's agent prior to the start of site work.
 - A 50 ft. natural vegetated buffer bordering the wetland areas at the southeast corner of Lot #1 is to be maintained to protect the adjacent wetland hydrology and water quality. No filling, grading, and clearing or removal of vegetation shall be conducted within 50 ft. of the wetland on Lot #1 without specific authorization from the Conservation Commission.
 - The 50 ft. vegetated buffer established on Lot #1 shall be labeled a wetland non-encroachment boundary on the final plan and marked on site with non-encroachment area markers provided by the Conservation Commission affixed to trees or to 4 x 4 inch posts.

- STANDARD CONDITIONS:**
- The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
 - 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.
 - 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 silt fence, filter fence, silted hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
 - 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, as revised this 2024.
 - 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 structure, excavation, deposition of fill, obstruction of flow, encroachment 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 the 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 construction does not involve direct or indirect impacts to inland wetlands or watercourses.
- B. Potential short-term construction impacts are minimized by installation of erosion and sediment controls to reduce the potential for sediment impacts. Potential long-term impacts to on-site wetland resources are minimized by maintenance of wetland hydrology and maintenance of a vegetated upland buffer area adjacent to wetlands.
- C. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters 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 regulated 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: October 23, 2025

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

JAMES BERNARDO
LAND SURVEYING, LLC
102A SPITHEAD ROAD
WATERFORD, CONNECTICUT 06385
(860) 447-0236
WWW.JBSURVEY.COM



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LTR	DESCRIPTION	DATE
C	MBS, MBA & BUILDABLE AREA ADDED, DPW COMMENTS OF 12-23-25 ADDRESSED	12-29-2025
B	ZONING COMPLIANCE CHART, WETLANDS PERMIT & NON-ENCROACHMENT BOUNDARY ADDED	12-3-2025
A	WETLANDS ADDED NEAR 91 SPITHEAD ROAD	10-15-2025

REVISIONS

AVA'S MEADOW RESUBDIVISION
PROPERTY OF
GLENN E. FERGIONE
FOR PROPERTY LOCATED AT
97 SPITHEAD ROAD
TOWN OF WATERFORD • COUNTY OF NEW LONDON • CONNECTICUT

Sheet No.
S-02
SHEET 2 OF 3
Scale:
1" = 40'
Date
OCTOBER 1, 2025
Project No.
24089-2