



Date: May 7, 2024

To: Waterford Conservation Commission

From: Maureen FitzGerald, Environmental Planner 

Re: **Inland Wetland Application # 22-04: 24 Faulkner Drive**
Request to Modify Non-Encroachment Boundary of Permit #93-26

The application requests modification of a previously established clearing limit and wetland non-encroachment boundary for residential property located at 24 Faulkner Drive. The property consists of 3 lots from a 1956 subdivision named Hillside Terrace comprising 1.05 acres. A forested wetland depression extends through a large portion of the site. Inland wetland permit #93-26 issued for residential construction established limits of clearing and a wetland non-encroachment area beyond which no activity was authorized without specific approval by the Commission. The useable area outside of the non-encroachment restriction is currently 7,000 square feet per permit.

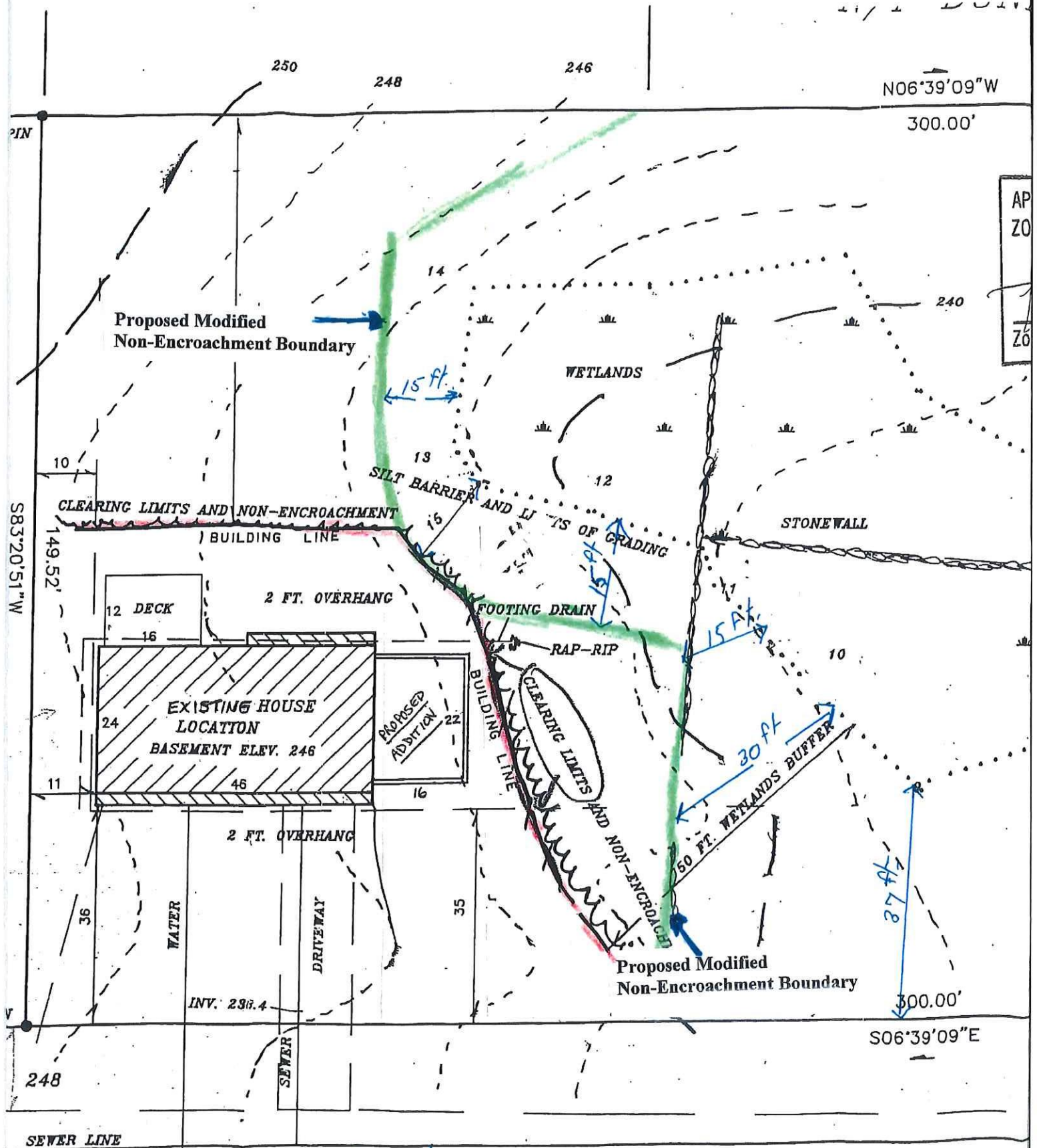
The applicant requests the useable area be expanded to approximately 11,000 square feet by modifying the non-encroachment boundary off the rear of the house and off the north of the house to allow for more use of the yard.

The proposed modification is shown on the attached mapping.

The requested modification at 24 Faulkner Drive does not involve direct wetland impacts or clearing and grading of significant area upgradient of the wetland. The homeowner proposes to use an existing stone wall as the boundary demarcation on the north side of the house.

I reviewed wetland permits issued for residential development of other lots in this subdivision. Inland wetland permit #03-05 issued for residential development at 33 Faulkner Drive established a 15 ft. wide non-encroachment area along a wetland boundary. Refer to attached plan.

The Conservation Commission has authorized modifications to established non-encroachment area boundaries on other residential properties to accommodate residential improvements. Examples of these modifications include 19 Johnson Court and 49 Niantic River Road.

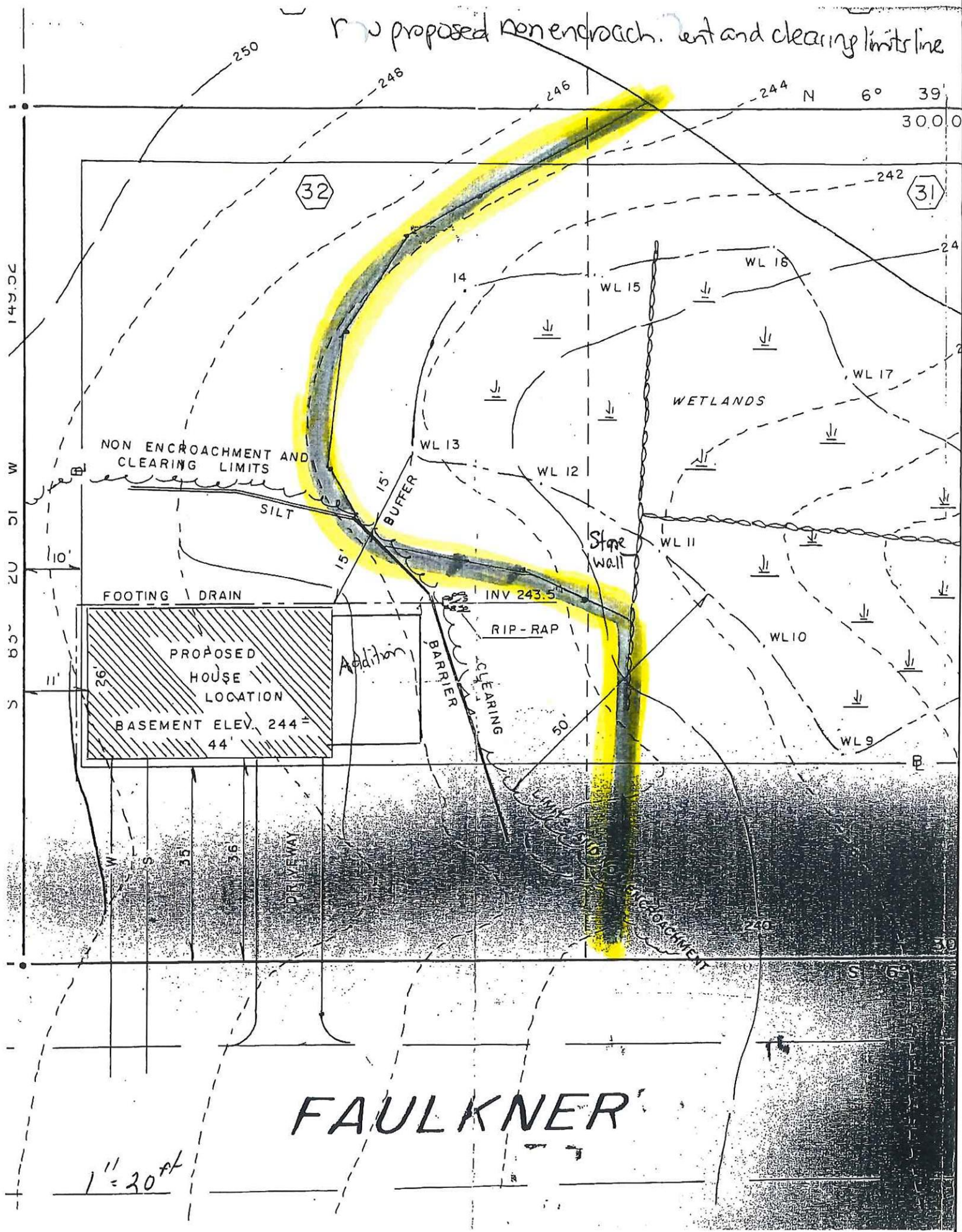


24

FATTI KER

DRIV

proposed non encroach. limit and clearing limits line



FAULKNER

1" = 20'



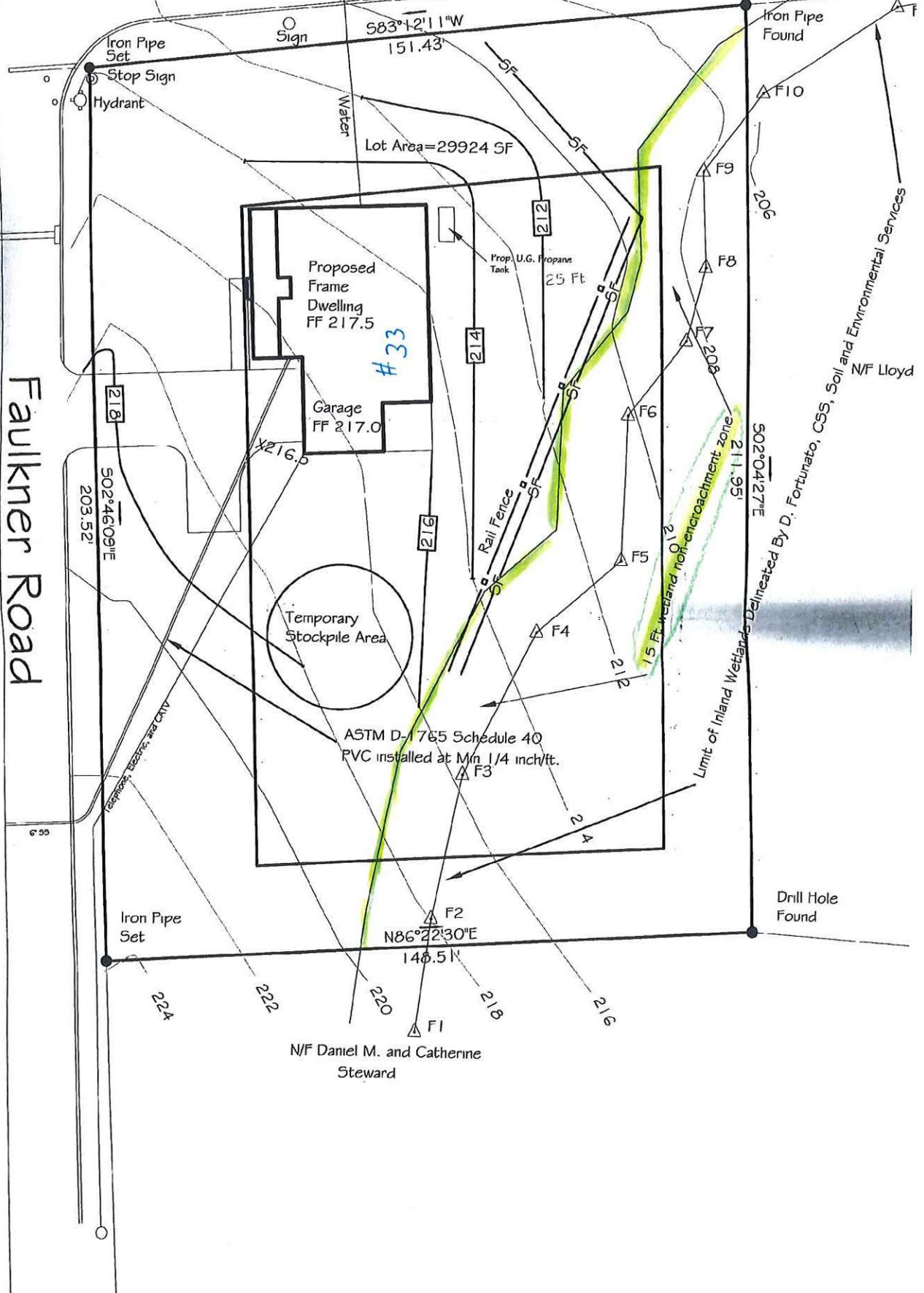
2019 Aerial Survey

SCALE: 1" = 80 FT



Old Barry Road

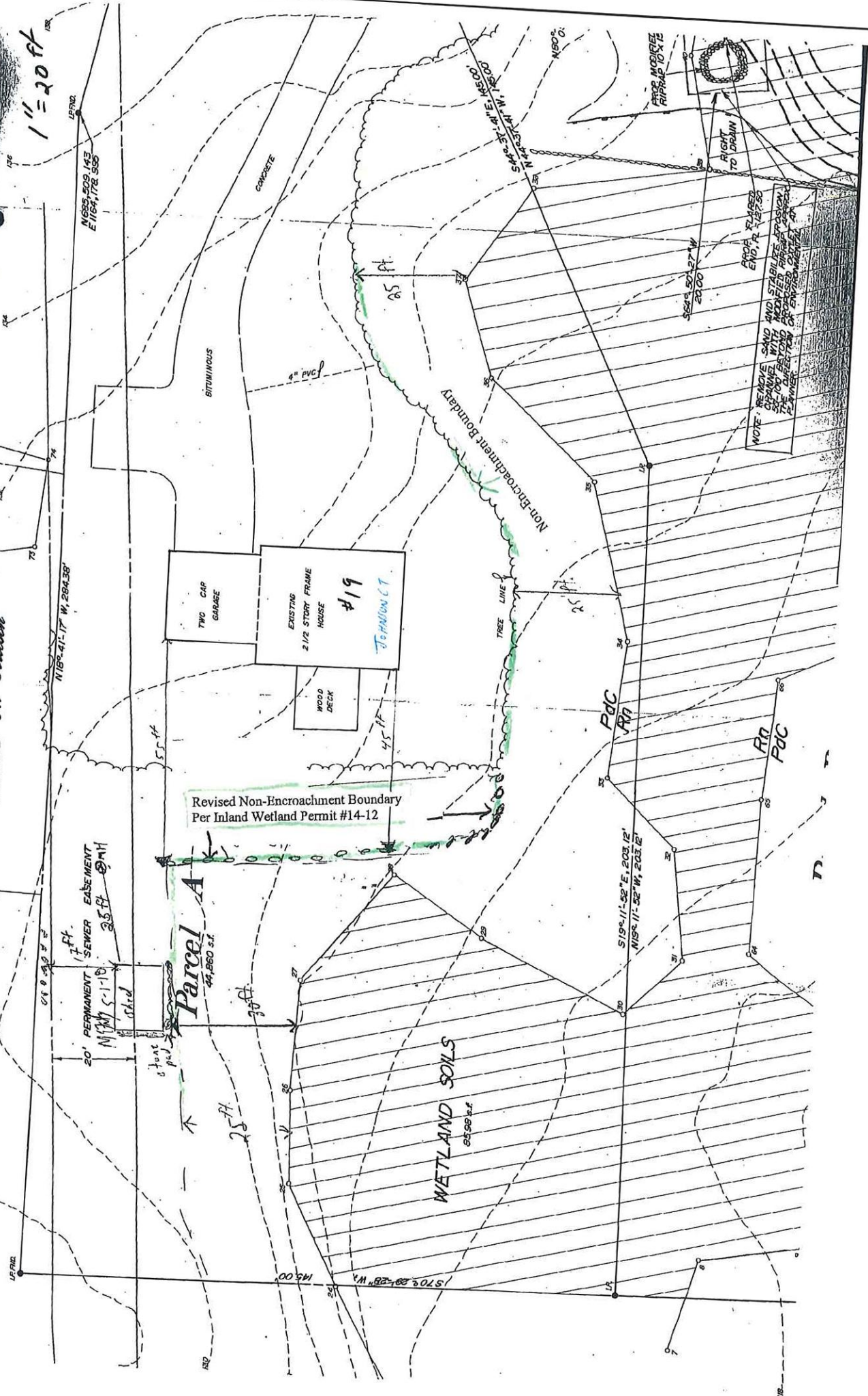
Faulkner Road

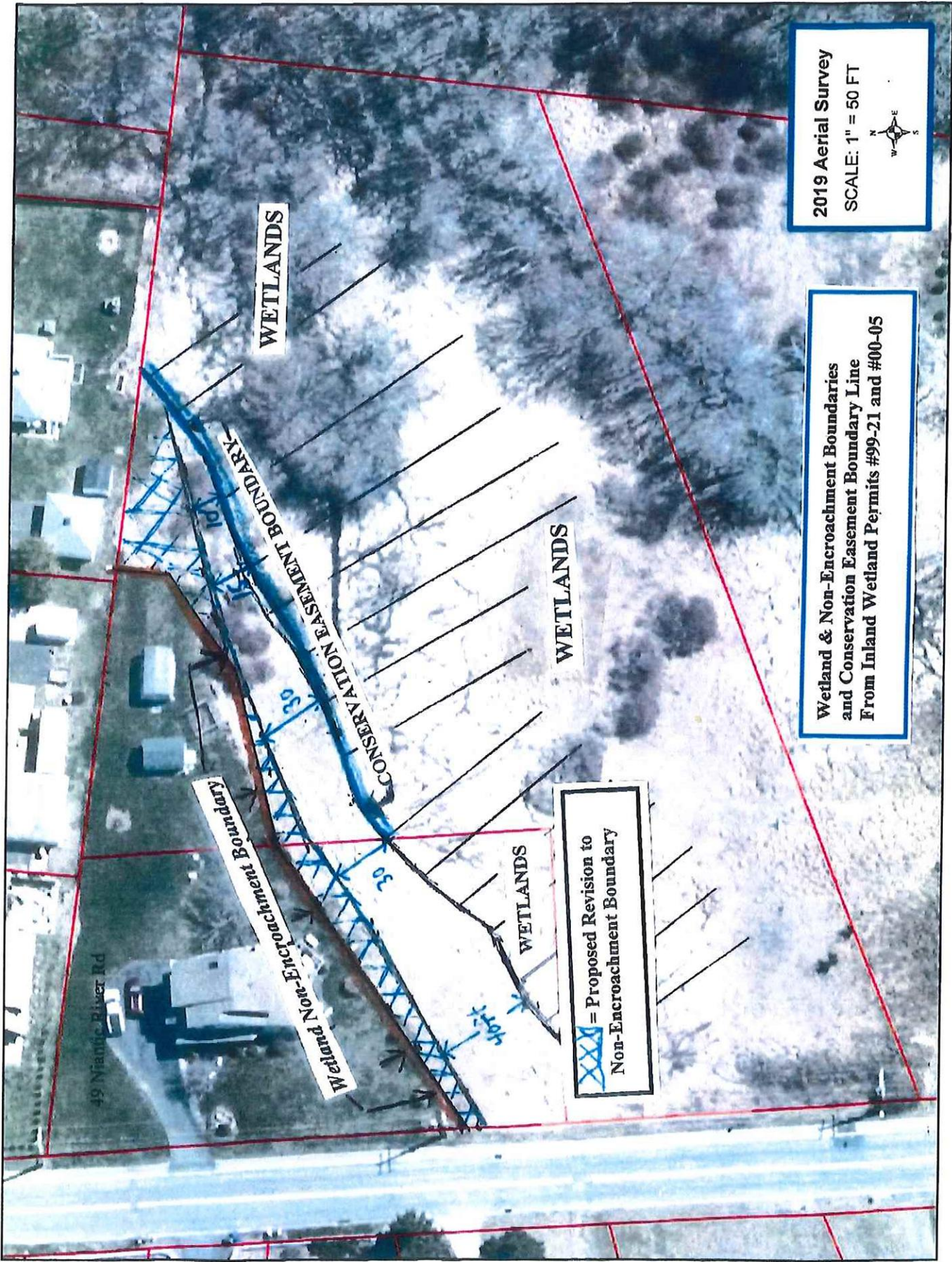


Trifonas G. Longinidis

Richard J. Jr. &
Patricia N. Erwin

1" = 20 ft





2019 Aerial Survey
SCALE: 1" = 50 FT



Wetland & Non-Encroachment Boundaries
and Conservation Easement Boundary Line
From Inland Wetland Permits #99-21 and #00-05

 = Proposed Revision to
Non-Encroachment Boundary

WETLANDS

WETLANDS

WETLANDS

Wetland Non-Encroachment Boundary

49 Nianic River Rd

CONSERVATION EASEMENT BOUNDARY