

TOWN OF WATERFORD
Application for Inland Wetland / Watercourse Permit



Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 ☒

Fee: \$ 110.00

Agency Use:

Date Received: 4/23/2024

Received By: _____

Application Number: C-24-04

1. Applicant: <u>Michael morin</u>		Phone: <u>860-941-0515</u>	
Address: <u>24 Faulkner Drive Quaker Hill</u>		State: <u>CT</u>	Zip: <u>06375</u>
Fax:		E-Mail: <u>mikeymorin@yahoo.com</u>	
2. Owner: <u>Same</u>		Phone:	
Address:		State:	Zip:
Fax:		E-Mail:	
3. Agent: <u>Same</u>		Phone:	
Address:		State:	Zip:
Fax:		E-Mail:	
4. Property Address: <u>24 Faulkner Drive</u>			
5. Abutting Property Owners – Complete Attached Form			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): <u>modify wetlands permit #93-26</u> <u>non encroachment boundary and clearing limits.</u>			
7. Description of Proposed Activity (attach sheet if necessary): <u>Increase rear and side outdoor space with lawn and landscaping.</u> <u>Please see attached letter.</u>			
8. Purpose of Activity (attach sheet if necessary): <u>Increase yard space. Please see attached letter.</u>			
9a. Acreage of Property: <u>1.05</u>		9b. Acreage of Wetlands: <u>0.278</u>	
10. Acreage of Wetlands Altered: <u>0</u>			
11. Wetland Mitigation Proposed: <u>0</u>			
12. Section 7 and sections 8.1 & 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations" have been complied with: (Review attached check list) Yes: ☒No: ☐			
The applicant / owner hereby gives the Commission, its agent and consultants the right of free access to any part of the property under consideration. The undersigned warrants the truth of all statements contained herein and in all supporting documents according to the best of his / her knowledge, information and belief.			
Applicant: <u>[Signature]</u>		Date: <u>04/22/2024</u>	
Owner: <u>Same</u>		Date:	
Agent: <u>Same</u>		Date:	

Conservation Commission

Properties Adjacent to:

24 Faulkner Drive Quaker Hill, CT 06375

[illegible]

April 22nd, 2024

Conservation Commission,

On October 31st I purchased 24 Faulkner Drive in Quaker Hill. The lot consists of three combined lots with the house being built on the southernmost area of the land. In the wooded northern area six or seven trees fell during the windy storms that occurred earlier this year. Many of the fallen trees had appeared to be previously dead. Those trees have remained undisturbed. Other trees that were located in close proximity to the right of the home also appeared to be dead. They were also grown around the home's power lines. Concerned that they could potentially damage the house or power lines, this prompted me to remove three trees from the side of the house, as well as one from the rear. Unbeknownst to me, the three trees removed from the side yard were within the non encroachment no clearing limit.

At the time I was unaware of any protected designated wetlands on the property. Maureen Fitzferald from the Planning Department later provided me with a map of the lot showing the wetlands area, as well as the non encroachment and clearing limits line. This map shows the home before an approved and permitted addition that was completed by a previous homeowner. This addition left a very small portion of the side yard (approximately 8 feet).

The provided lot map shows different encroachment and clearing limits listed. One area is 15 feet, while others are 50 feet. I am requesting that part of the 50 feet non encroachment area be reduced to 15 feet so a portion of the rear yard extended to the rear property line, and the right side yard extended to the existing stone wall. Doing so would allow for a larger landscaped and usable outdoor living area.

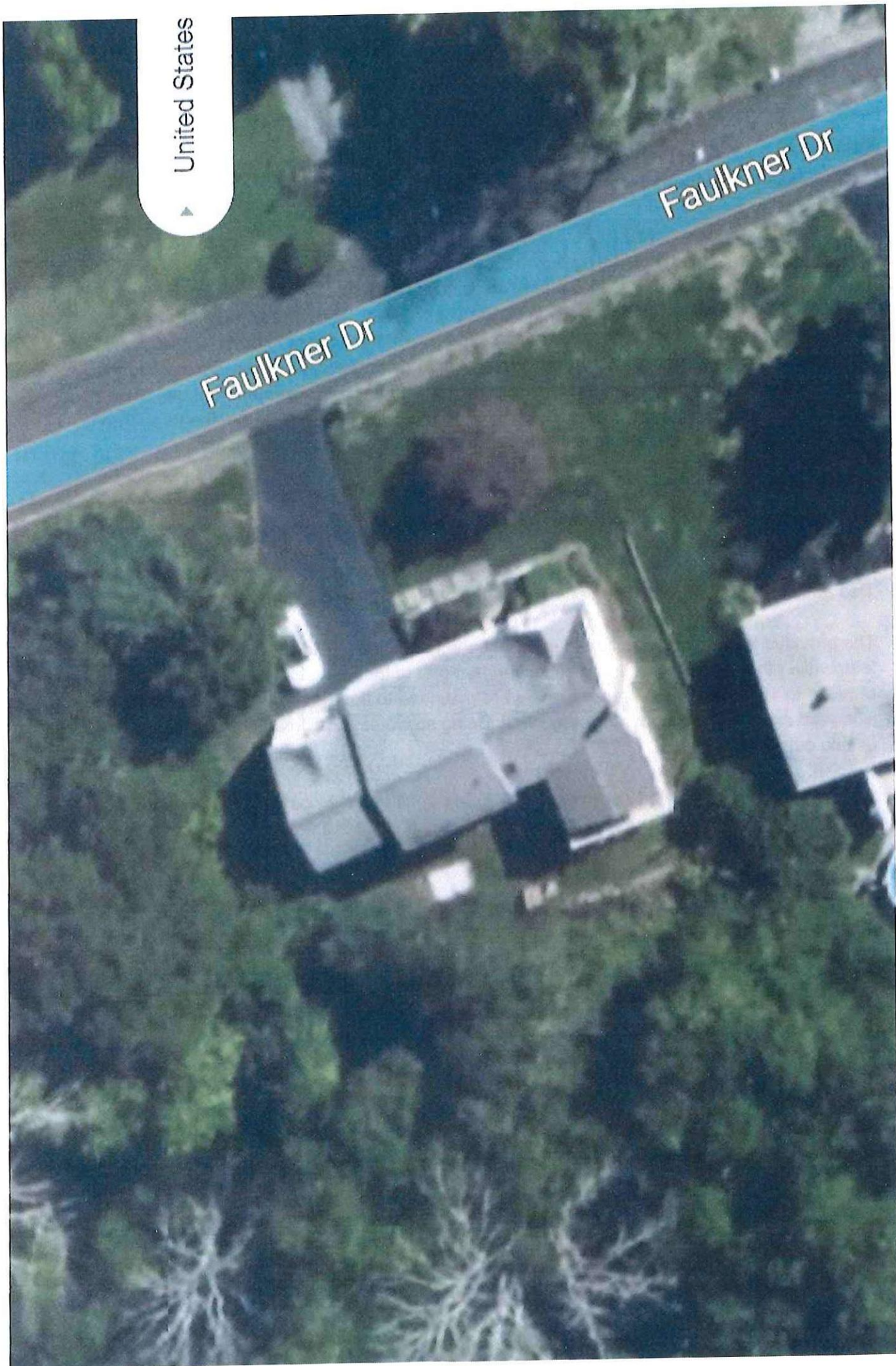
Attached with the completed application are photographs and a proposed change on the map. Please let me know if I can provide any further information. Your time and consideration are greatly appreciated.

Respectfully submitted,
Michael Morin 
24 Faulkner Drive
Quaker Hill, CT 06375
860-941-0515

United States

Faulkner Dr

Faulkner Dr





2009 Aerial Survey

SCALE: 1" = 50 FT

1 new proposed riparian environment and no clearing line

AREA = 44856 SF

PBC

30

31

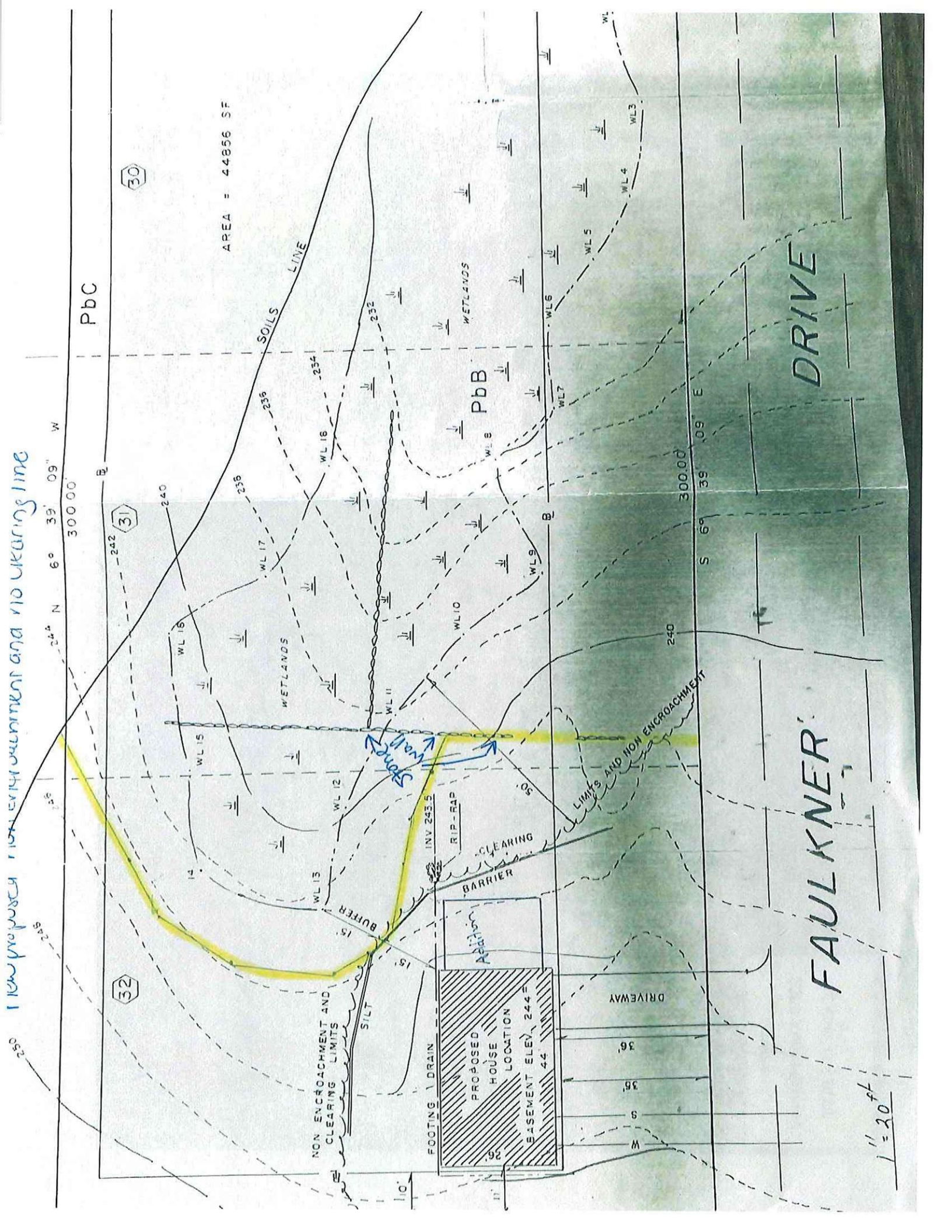
32

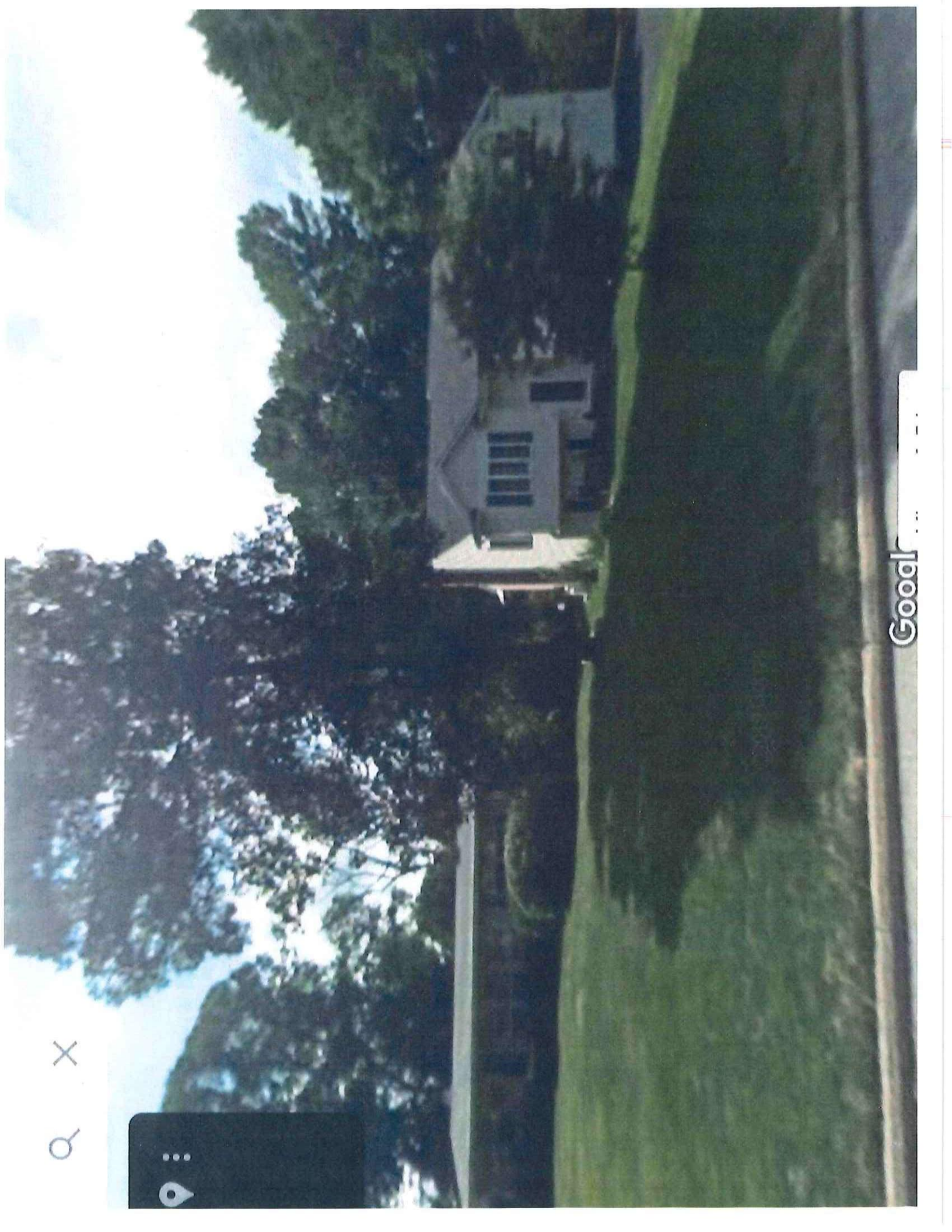
PbB

DRIVE

FAULKNER

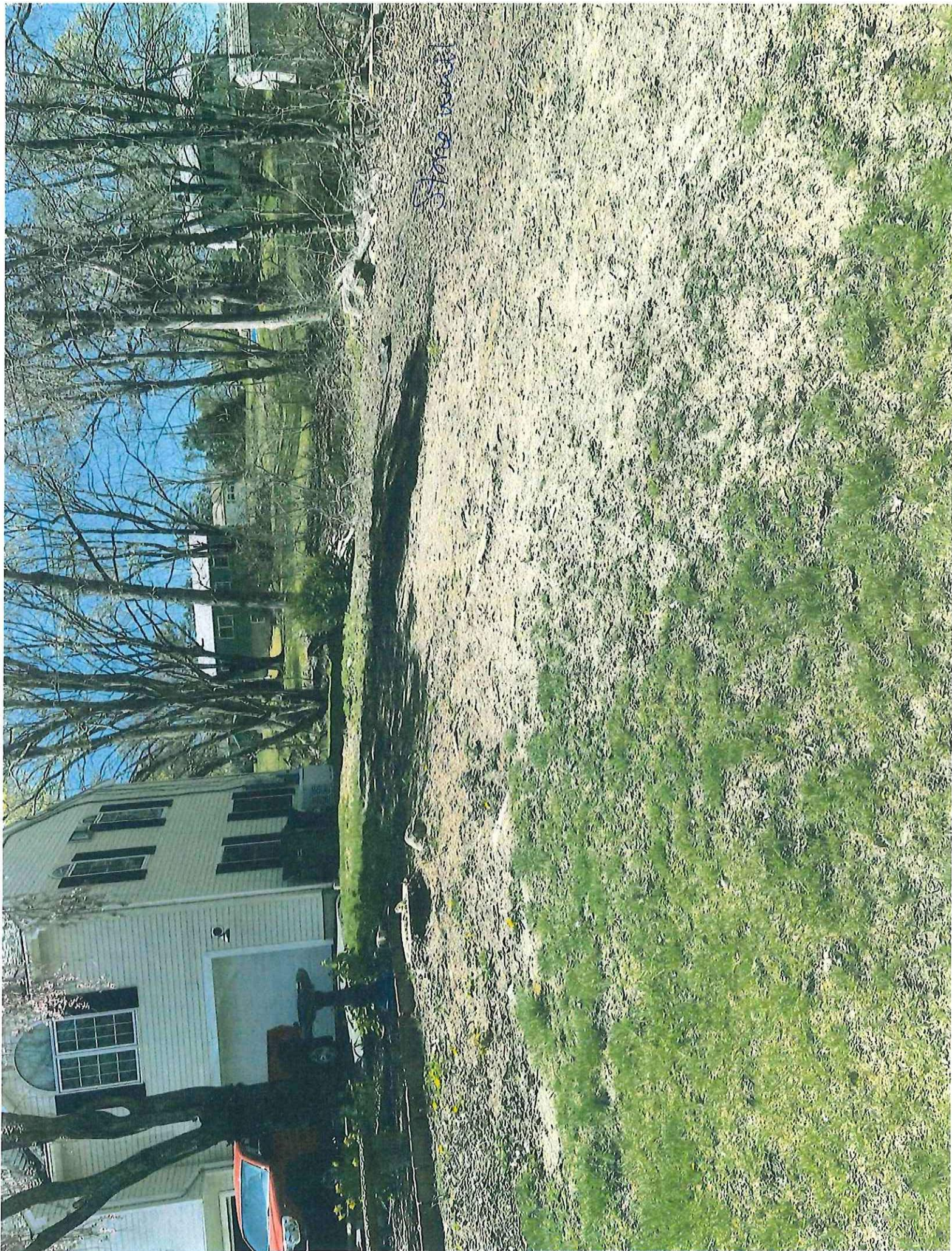
1" = 20'





Google





Stone wall

Stone wall

