

**TOWN OF WATERFORD, CT
PLANNING & DEVELOPMENT**

Date: April 23, 2024**To: Waterford Conservation Commission****Re: Application #C 24-01 – 76 Dayton Road
Application Review Comments**Proposed Regulated Activity

The application requests authorization to construct a portion of a new residential driveway within the 100 ft. upland review area (URA) of inland wetlands and watercourses. The area of disturbance in the URA is approximately 10,500 sq. ft. Regulated activities include excavation and grading upgradient of inland wetlands for installation of the driveway, water and electric utility line and a 12 inch drainage pipe. The drain pipe is proposed to convey run-off from the adjacent upland under the driveway and towards the downgradient wetland.

Wetland Description

A wetland and watercourses report was included in the application, prepared by Ian Cole, LLC. The wetland south of the proposed driveway is a forested wetland located in the upper watershed of Nevins Brook, a tributary to Jordan Brook. The wetland is identified as NS-2 in the Jordan Brook Watershed Management Plan, and assigned an average wetland value within the watershed (refer to attached wetland summary and watershed boundary mapping). This wetland continues south to a culvert at Rte 85 and its water is discharged into the detention basin at the Crystal Mall.

The proposed clearing and grading limits for the driveway extend to within 10 feet of the upper northern edge of this wetland.

The wetland area located along the western property boundary is identified as JCT-2 in the Jordan Brook Watershed Management Plan, a perennial tributary to the mainstem of Jordan Brook assigned a high wetland value in the watershed. No activity is proposed within 100 feet of this wetland.

Application Review Comments:

1. The location of the driveway access as proposed avoids direct wetland disturbance while allowing reasonable access to the parcel.
2. Stormwater run-off control measures are recommended to be incorporated into the final grading and construction of the driveway to diffuse flows and reduce the potential for erosion and discharge of sediment to wetlands. Measures such as graded leak-offs or swales with stone check dams bordering the paved edge to convey run-off should be considered.

3. Comments received from the Dept. of Public Works requested the run-off from the driveway does not discharge to the Town roadway and storm drain.
4. Additional sediment control measures such as check dams and water bars or diversion swales are recommended at intervals in the driveway during construction to reduce concentrated flows and erosion of exposed substrate materials.
5. To maintain a vegetated buffer adjacent to the wetland boundary, the approved limits of clearing and grading within the upland review area should be identified and marked on the property as a wetland non-encroachment area as a condition of site plan approval.
6. The final plan requires the signature of the soil scientist who conducted the delineation of on-site wetlands.


Maureen FitzGerald
Environmental Planner

attachments: 2

SCALE: 1" = 1,000 FT



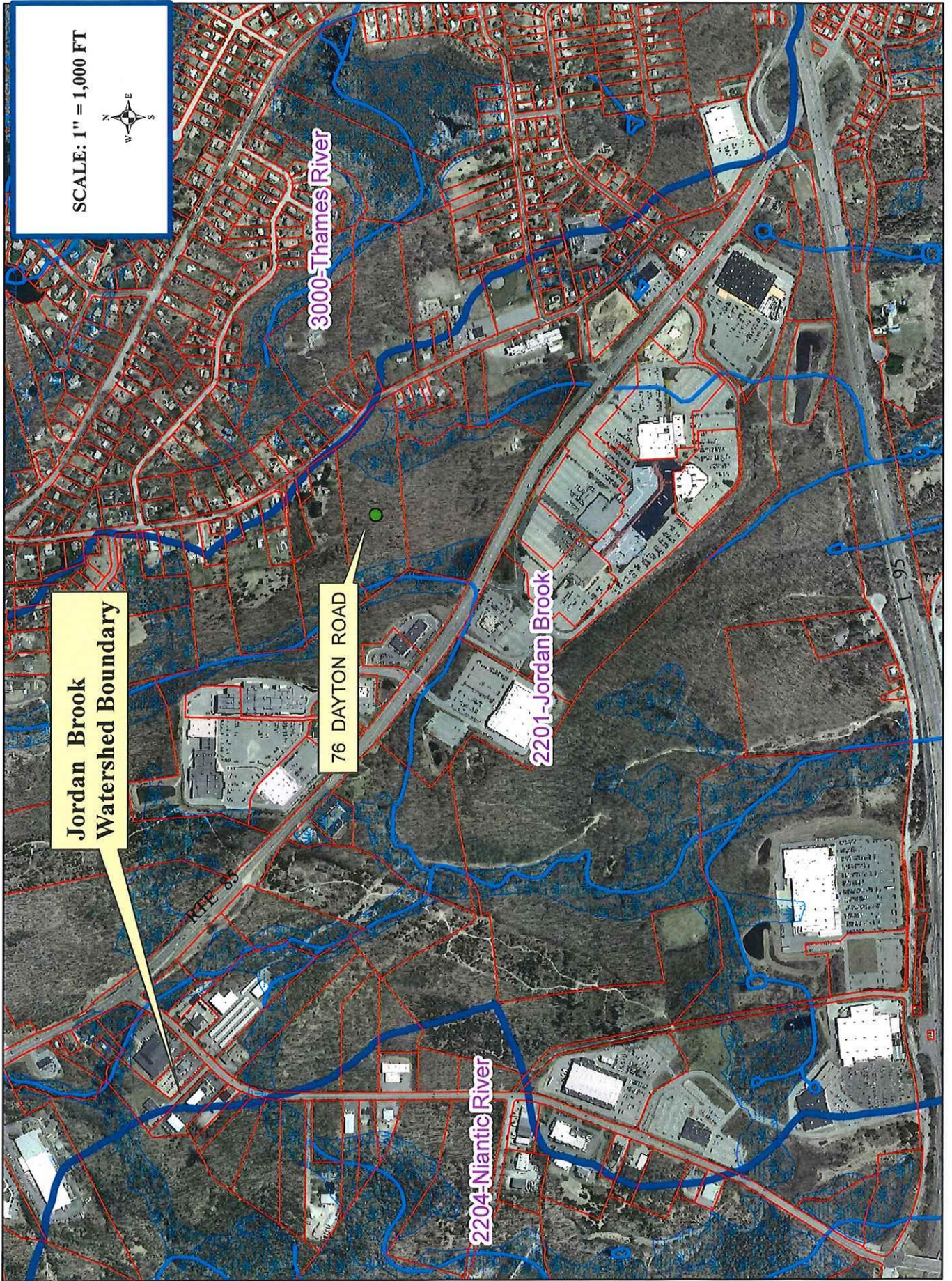
Jordan Brook
Watershed Boundary

3000-Thames River

76 DAYTON ROAD

2201-Jordan Brook

2204-Niantic River



Town of Waterford WETLANDS SUMMARY

