



PLANNING & DEVELOPMENT

Date: April 23, 2024

To: Waterford Conservation Commission

Re: Proposed Modifications to Site Plan – 7 West Street
Review for Consistency with Permit #C 23-07
Revised Sewer, Utility & Curtain Drain Connections

Commissioners,

Permit #C 23-07 was issued for a new residence at 7 West Street. The approved plan involved 150 sq. ft. of wetland fill for a driveway access to West Street, and 100 sq. ft. of temporary wetland disturbance to bring sewer and utilities into the property. These areas are highlighted in green on the attached cut sheet.

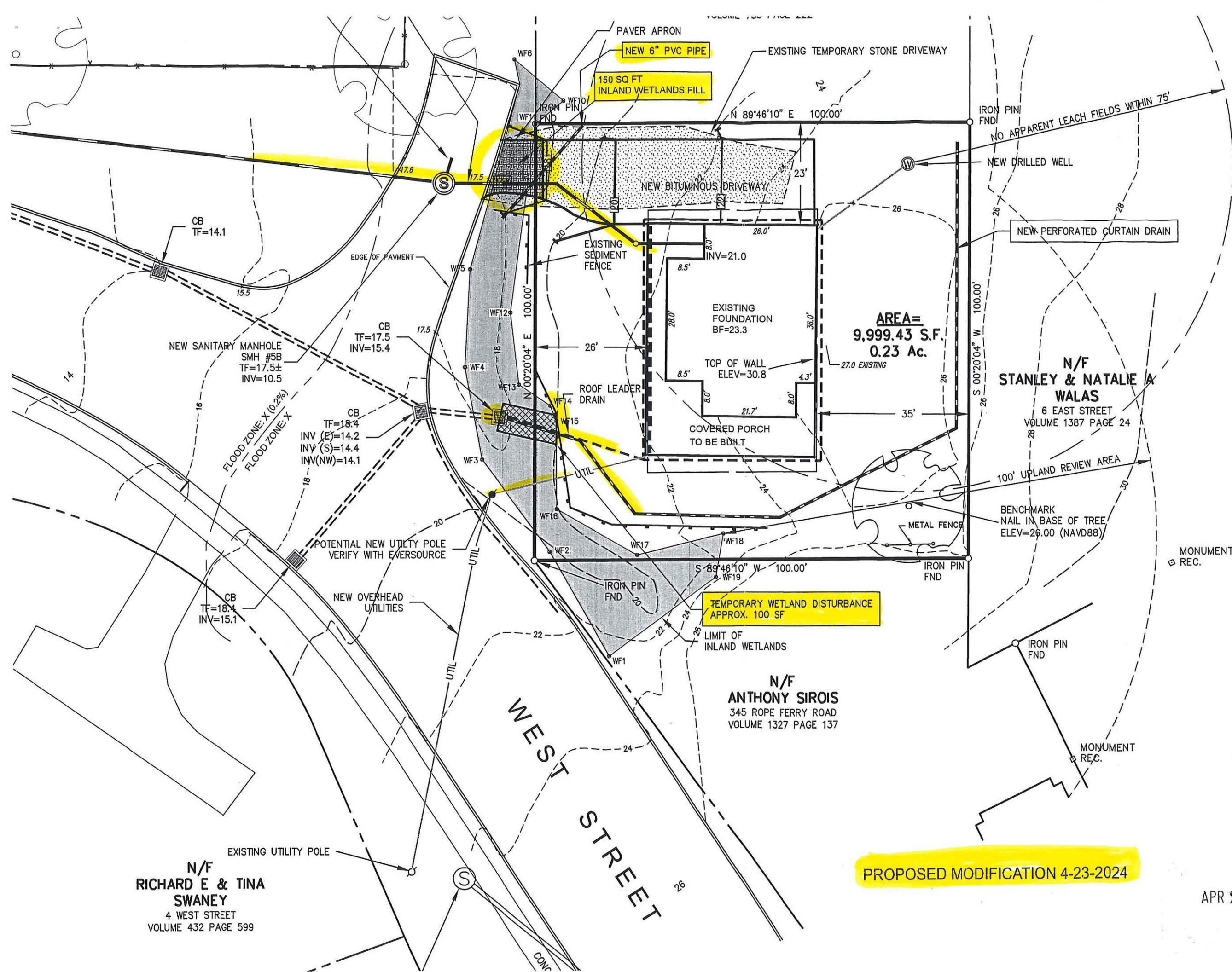
The site is under construction and modifications to the location of the sewer connection and utility connection are being proposed, as well as connecting a footing drain and a proposed curtain drain outfall into the back of the existing catch basin. These are highlighted in yellow on the attached cut sheet.

The revised sewer connection will be located at the driveway access and the permanent disturbance remains at 150 sq. ft. of wetland fill in the same location as the permitted plan. The curtain and footing drain connection to the catch basin (which is located within the wetland swale) involves approximately 100 sq. ft. of temporary wetland disturbance. The utility line to the residence is proposed to be installed underground, and will cross the wetland swale with a trench, involving an additional @ 40 sq. ft. of temporary wetland disturbance.

The permittee is requesting the Commission find the proposed revisions are consistent with permit #C 23-07.

Sincerely,


Maureen FitzGerald
Environmental Planner



D	EXISTING T & NEW DR
C	SANITARY REVISED
B	SANITARY REVISED
A	SANITARY REVISED
LTR	DESC
	RE\

ZONING LOCATION SURVEY
PROPERTY OF
WARREN ROGERS &

N/F
RICHARD E & TINA SWANEY
4 WEST STREET
VOLUME 432 PAGE 599

N/F
ANTHONY SIROIS
345 ROPE FERRY ROAD
VOLUME 1327 PAGE 137

N/F
STANLEY & NATALIE A WALAS
6 EAST STREET
VOLUME 1387 PAGE 24

PROPOSED MODIFICATION 4-23-2024

APR 23 2024



TOWN OF WATERFORD
Inland Wetlands & Watercourses Permit #C-23-07
7 West Street, 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 7 West Street, 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:

- 1) Fill of 150 sq. ft. of inland wetlands for construction of a bituminous driveway access to West Street,
- 2) Temporary excavation and restoration to grade of 100 sq. ft. of wetland for installation of sewer and sub-surface utility lines,
- 3) Cutting of invasive vegetation, planting and management of 1,000 sq. ft. of wetland swale bordering the west side of the property,
- 4) Discharge of roof leader drainage to inland wetlands,
- 5) Clearing and grading of 0.23 acre of upland review area for construction of a house, associated yard areas and driveway.

These regulated activities are associated with the proposed residential construction on a 0.23 acre residential lot located at 7 West Street, Waterford, Connecticut. The regulated activity is shown on site plans entitled; "Zoning Location Survey, Property of Warren Rogers & Patrick Rogers, for property located at 7 West Street, Town of Waterford – County of New London - Connecticut" sheets 1 thru 2, dated July 24, 2023, revised through 8 – 7 - 2023, prepared by James Bernardo Land Surveying, LLC.

The Conservation Commission authorizes the regulated activity with the following conditions to minimize impacts associated with the regulated activity and protect the inland wetlands on this site:

SPECIAL CONDITIONS:

1. A wetland swale management plan shall be prepared for the wetland area located west of the structure and submitted for the review and approval of the Commission's agent, prior to the issuance of the building/zoning compliance permit. The management plan shall identify the types and frequency of vegetation controls to be used in controlling invasive plant vegetation, and the number, species and locations of proposed wetland enhancement plantings to be installed in the wetland swale. The placement of fill within the wetland swale, except where specifically authorized for the driveway access, is not herein authorized.

2. Prior to the start of site clearing, the permittee shall mark the limits of authorized clearing and grading on the property and conduct an inspection with the Commission's agent for a determination of consistency with the approved site plan.
3. During construction, silt fence or other suitable sediment control measures is to be installed and maintained along the upgradient edge of the wetland swale and at the existing catch basins downgradient of the construction site to control sedimentation impacts to wetlands and water quality.

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 shall be stabilized with the application of loam, seed, required plantings 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, CTDEP 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 sections 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 direct wetland impacts are minimized in extent and necessary to provide access to an approved subdivision lot. The wetland is a roadside swale providing limited function or ecological value. The impacts will not affect the wetland capacity to prevent flooding, protect surface and groundwater discharge, control sediment or facilitate drainage.
- B. Short-term wetland impacts will be controlled by installation and maintenance of erosion and sediment controls and restoring temporary excavation trenches to pre-development grades.
- C. Restoration and enhancement planting of the off-site adjacent wetland swale enhances the wetland value and function of the resource.

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.

Dated: August 24, 2023

Issued By:


Chairman, Richard F. Muckle
Waterford Conservation Commission