

TOWN OF WATERFORD
Application for Inland Wetland / Watercourse Permit

RECEIVED

DEC 06 2022

Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 ☒

Fee: 160-

Agency Use:

Date Received: 12/6/22

Received By: LS

Application Number: C 22-14

Planning & Development
Town of Waterford, CT

1. Applicant: Kingstown Properties LLC

Phone: 860-608-5900

Address: P.O. Box 827, Norwich

State: CT

Zip: 06360

Fax: _____

E-Mail: scott@freeholdre.com

2. Owner: Leo J. & Mary P.T. Archambault, Trustees

Phone: 860-961-8572

Address: 7271 East Village Square, Vero Beach

State: FL

Zip: 32966

Fax: _____

E-Mail: _____

3. Agent: David Held, P.E., L.S., Provost & Rovero, Inc.

Phone: 860-234-3183

Address: P.O. Box 191, Plainfield

State: CT

Zip: 06374

Fax: 860-230-0860

E-Mail: dheld@prorovinc.com

4. Property Address: 109R and 131 Clark Lane as described in Vol. 1455, Page 155 of the Waterford Land Records

5. Abutting Property Owners – Complete Attached Form

6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): No regulated activities proposed within any wetlands and watercourses. Stormwater management system within upland review area, but generally maintaining a 50 foot setback from any wetlands and watercourses in accordance with the plans submitted.

7. Description of Proposed Activity (attach sheet if necessary): Site grading, construction of private common driveway, and installation of utilities for 47 single family homes on slabs with accessory sheds and parking, as shown on the plans submitted.

8. Purpose of Activity (attach sheet if necessary): residential development for 47 single family homes

9a. Acreage of Property: 16.166 acres

9b. Acreage of Wetlands: 6.19 acres

10. Acreage of Wetlands Altered: 0

11. Wetland Mitigation Proposed: Undisturbed wetland buffers, multi layer stormwater treatment train

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: _____

Date: 12/5/22

Owner: see attached purchase agreement for subject property

Date: _____

Agent: [Signature]

C-22-14

12/5/22

109R & 131 CLARK LANE
PUBLIC HEARING 01-26-23
EXHIBIT #1

**Conservation Commission
Permit Application Attachment**

Owner		Properties Adjacent to: Parcel #119700 & 121500	
Owner	Parcel ID#	Property Address	Mailing Address
Richard A. Lacombe &	120600	165 Clark Lane	165 Clark Lane
Grace Lacombe			
Vladislav Zilberman &	119600	Waterford, CT 06385	Waterford, CT 06385
Sonya Sanat Bhavsar		129 Clark Lane	129 Clark Lane
Raul G. Gomez &	119400	Waterford, CT 06385	Waterford, CT 06385
Maria D. Gomez		127 Clark Lane	127 Clark Lane
Dean Golembeski	119300	Waterford, CT 06385	Waterford, CT 06385
		125 Clark Lane	125 Clark Lane
Julie A. Graciano	119200	Waterford, CT 06385	Waterford, CT 06385
		123 Clark Lane	123 Clark Lane
Robert H. Roselund &		Waterford, CT 06385	Waterford, CT 06385
Ruth A. Roselund	119100	121 Clark Lane	121 Clark Lane
Arlene F. Sherman		Waterford, CT 06385	Waterford, CT 06385
	119000	119 Clark Lane	49 Flat Rock Hill Road
Christine Haase		Waterford, CT 06385	Old Lyme, CT 06371
	118900	117 Clark Lane	117 Clark Lane
Sylvia B. Stevenson &		Waterford, CT 06385	Waterford, CT 06385
Elizabeth M. Carlson	118800	115 Clark Lane	115 Clark Lane
Kyle J. Beaudette &		Waterford, CT 06385	Waterford, CT 06385
Amanda J. Beaudette	118700	113 Clark Lane	113 Clark Lane
Anthony J. Soldano		Waterford, CT 06385	Waterford, CT 06385
	118600	109 Clark Lane	109 Clark Lane
George Wilson Cortright, Jr.		Waterford, CT 06385	Waterford, CT 06385
	118500	107 Clark Lane	3690 East Turquoise Avenue
Town of Waterford		Waterford, CT 06385	Hernando, FL 34442
	118400	105 Clark Lane	15 Rope Ferry Road
		Waterford, CT 06385	Waterford, CT 06385

Properties Adjacent to: Parcel #119700 & 121500

[illegible]



Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete - print clearly - and mail this form in accordance with the instructions on pages 2 and 3 to:
Wetlands Management Section, Inland Water Resources Division, CT DEEP, 79 Elm Street - 3rd Floor, Hartford, CT 06106

PART I: To Be Completed By the Municipal Inland Wetlands Agency Only

1. DATE ACTION WAS TAKEN (enter one year and month): Year _____ Month _____
2. ACTION TAKEN (enter one code letter): _____
3. WAS A PUBLIC HEARING HELD (check one)? Yes _____ No _____
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(type name) _____ (signature) _____

PART II: To Be Completed By the Municipal Inland Wetlands Agency or the Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (type name): Waterford
Does this project cross municipal boundaries (check one)? Yes X No _____
If Yes, list the other town(s) in which the action is occurring (type name(s)): New London, _____
6. LOCATION (see directions for website information): USGS Quad Map Name: Niantic or Quad Number: 101
Subregional Drainage Basin Number: 2000
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (type name): Kingstown Properties LLC
8. NAME & ADDRESS/LOCATION OF PROJECT SITE (type information): 10912 & 131 Clark Lane
Briefly describe the action/project/activity (check and type information): Temporary _____ Permanent X
Description: construction of 47 single family homes
9. ACTIVITY PURPOSE CODE (enter one code letter): B
10. ACTIVITY TYPE CODE(S) (enter up to four code numbers): 2, 9, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (type in acres or linear feet as indicated):
Wetlands: 0 acres Open Water Body: 0 acres Stream: 0 linear feet
12. UPLAND AREA ALTERED (type in acres as indicated): 8.1 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (type in acres as indicated): 0 acres

DATE RECEIVED:

PART III: To Be Completed By the DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com



December 5, 2022

Town of Waterford
Conservation Commission
15 Rope Ferry Road
Waterford, CT 06385

RE: Kingstown Properties LLC – 109R & 131 Clark Lane – Waterford, CT
P&R Job No. 213009

Dear Commissioners:

The certification presented herein is being provided pursuant to Section 7.3.k of the Town of Waterford Inland Wetlands and Watercourses Regulations.

The undersigned applicant and agent certify that the applicant is familiar with all the information provided in the application and is aware of the penalties for obtaining a permit through deceptive, inaccurate, or misleading information.

A handwritten signature in black ink, appearing to read "D. J. Held".

David J. Held, P.E., L.S.
Provost & Rovero, Inc.
(agent)

A handwritten signature in black ink, appearing to read "Scott Gladstone".

Scott Gladstone
Kingstown Properties LLC
(applicant)

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December 5, 2022

Town of Waterford
Conservation Commission
15 Rope Ferry Road
Waterford, CT 06385

RE: Kingstown Properties LLC – 109R & 131 Clark Lane – Waterford, CT
P&R Job No. 213009

Dear Commissioners:

The certifications presented herein are being provided pursuant to Section 7.5 of the Town of Waterford Inland Wetlands and Watercourses Regulations.

7.5.a A portion of the subject property is located within the City of New London and portions of the subject property are located within 500' of the City of New London.

7.5.b Traffic attributable to the completed project on the subject property will not use streets within the adjoining municipality to enter or exit the site.

7.5.c Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within the adjoining municipality.

7.5.d Water run-off from the improved site will not impact streets or other municipal or private property within the adjoining municipality.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read "D. J. Held".

David J. Held, P.E., L.S.
Provost & Rovero, Inc.
(agent)

A handwritten signature in black ink, appearing to read "Scott Gladstone".

Scott Gladstone
Kingstown Properties LLC
(applicant)