

To: Conservation Commission, Town of Waterford
From: Christine Haase – current Clark Lane resident
January 26, 2023

C-22-14
109R & 131 CLARK LANE
PUBLIC HEARING 01-26-23
EXHIBIT #18

This trailer development is not compatible for this area and site/geographic location however since the Town has not met its 10% affordable housing this developer is allowed to use law 8-30g to put this property where it would not normally be allowed to go. This is a very narrow lot and much of this property is unbuildable due to Wetlands and has even been listed as forestry/unbuildable in the past based on town records. We should at the very least ensure that we protect the Wetlands and Jordan Brook Watershed by making this project least invasive to the current mature Wetlands, Fenger Brook, current ecosystems, and upland review area. These tributaries and watersheds lead directly to the sound which is important not to pollute with disease and bacteria any more than it already is. Pleasure Beach and Ocean beach were closed several times last summer due to high bacteria. We found through hiring a soil scientist that the water test at the head waters of Fenger brook are very clean and pristine at this time.

1. I think Larger setbacks and buffers from current established properties and Wetlands be enforced especially ones with established Trees. Without building setbacks current drainage to the root system of those trees on current established properties which extend to the disturbed and compacted soil in proposed construction may stress those trees and cause harm to current established neighboring properties as well as the Wetlands. Those stressed trees attract pests and disease which may spread into the forest in the west upland review area.
2. Tree removal and covering green space with impervious surface for the trailer project raises the temperature and decreases water supply changing the hydrology and eco system needed to maintain the wetlands areas. This can harm the surrounding west upland review and can the stress the trees and vegetation causing harm to the bordering Wetlands to the North. I would request tree mapping of all trees larger than 18 inches (DBH) and request leaving these trees intact and protected with proper surrounding vegetation since they provide important habitat, temperature control, wind control and are important to maintaining the wetlands.
3. The proposed 10-foot light poles will cause light pollution and kill off the habitats that control pest and mosquitos and add stress to the head waters. I would request reduction of number of light poles and request special motion sensor lighting to lessen this said pollution.
4. Redistribution of Water from Clark Lane which used to be infiltrating into the forest will cause drought and stress to the Trees/ vegetation and change the ecological system North or behind

the property and affect the wetlands. Currently the runoff from this section Clark Lane is distributed to an upland forest and able to naturally handle toxins and pollutants absorbed.

5. Based on the current plans for drainage all of the stormwater run-off from Clark Lane (A heavily traveled road) , a large volume of run off from proposed trailers , tarmac , snow melt will all be pushed to this very large un natural built mitigation pond similar size of a football field that can be 8 feet deep Directly next to Clark Lane Middle School. This is a HUGE PROBLEM.
 - a. As they kill off the natural wetlands and habitats and change the ecosystems by pushing all the natural water away to this unnatural pond more pollution will be pushed toward tributaries that lead to Fengor Brook which is very important to the Jordon Brook Watershed.
 - b. We will now have a huge unnatural mitigating pond of standing water. There is a very large spreader needed and to be running all of the time due to so much water which does not mitigate all of the pollutants. This water will smell and bring lots of mosquitos which will not be safe for this area and especially the children attending the Middle School. All children in Waterford attend Clark Lane middle School.

If they reduce the number of units, they can possibly make up the cost by reducing the mitigating pond and spreader I would think. I would think it would be better to move the mitigating pond away from Fenger Brook and middle school.

I remember afterschool activities being shut down due to mosquitos carrying disease.

6. Based on the current plans there is nothing listed for snow removal and no areas away from the Wetlands to put snow. If they push the snow into wetlands, it will be damaging and again cause pollution to them since snow typically concentrates pollutants and does not disburse effectively to protect the wetlands. How will this be addressed?
7. The eight-foot slope and drop directly behind the rear of the trailer units portion property is unsafe and may attract unmonitored dumping as these will all be renters with no storage other than a shared shed. Even with Dumpsters as tenants move in and things are always left behind and this plan does not even have a dumpster or centralized bulky waste area which is important, and they are planning to house families of 4 x 47 units is a proposed 188 people. I have a family of 4 and there is no way we could only have a shared shed for storage. I have lived and served on the board of a 48 unit town house condominium complex and it was very difficult to manage dumping with several dumpsters. As the board we always struggled to monitor this as more renters came in and we lived on the property. Will you have any maintenance or care takers living on site?
8. Ledge and blasting near wetlands will cause more pollution and stress. We know there is a lot of ledge in this area which even though they are putting these trailers on slabs how will they deal with the ledge ? and the ground is wet and swampy at times so how will they dealing with settling?

9. There is a main water pipe feeding 75% on New London county fresh water where current plans show a projected road where traffic will go in an out and one unit will be placed on top of it. Viola water experts asked that they do not put that unit there and preferred road be not be there however developer refused to change plans. This pipe has broken 4 times and made a huge mess due to needing to get to the pipe they would have to dig up that road and that unit would be flooded. This northeast area has the least buffer to the wetlands so I would think continuing to fix this broken pipe and construction with no buffer there would put the wetlands at risk.

* Clean cutting trees leaving stumps etc
creates sink holes.