

MEMORANDUM

To: Waterford Conservation Commission

From: Mark Branse, Attorney for Kingstown Properties, LLC

Date: February 9, 2023

Re: Clark Lane Affordable Housing Proposal – Application #22-14

Our File No.

The applicant, Kingstown Properties, LLC, hereby consents to the following conditions or modification of its Application #22-14. By offering these conditions and modifications, the applicant is not conceding that they are desirable from an inland wetlands protection perspective, but is willing to incorporate them into its plans if the Commission so desires. Circles are provided so that the Commission can select which, if any, of these it wishes to incorporate into a motion for approval.

- Per the recommendation of Carya Ecological Services, LLC, the plan shall be modified to utilize Alternative #3 as submitted by the Applicant. The final design details shall be subject to the approval of the Environmental Planner in consultation with the Commission's consulting engineer, SLR Associates.
- Per the recommendation of Carya Ecological Services, LLC, the plan shall be modified to include woody plantings in the large detention basin. Species selection shall be subject to the approval of the Environmental Planner.
- Per the recommendation of Carya Ecological Services, LLC, the plan shall be modified to include Erosion Control Matting on all slopes steeper than 3:1.
- Per the recommendation of Carya Ecological Services, LLC, the plan shall be modified to include a condition of approval that if any incipient channels downgradient of the level spreader are detected, they shall be promptly repaired under the supervision of the Environmental Planner.
- Per the recommendation of Carya Ecological Services, LLC, the plan shall be modified to remove Bittersweet vines where found on the Applicant's property.
- Per the recommendation of Carya Ecological Services, LLC, the plan shall be modified to include a forebay in the bio-retention basin. The final design details shall be subject to the approval of the Environmental Planner in consultation with the Commission's consulting engineer, SLR Associates.
- Per the recommendation of SLR Associates, the proposed walking trail around the bio-retention basin shall be extended to connect with the adjacent Bates Woods Park with the consent of the City of New London. The precise location of such connection shall be determined in the field by the Environmental Planner.

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- Per the recommendation of SLR Associates, the Applicant shall erect permanent markers to indicate the location of inland wetlands on the site. The location and type of marker shall be determined in the field by the Environmental Planner.
- No later than October 1 of each calendar year, the Town of Waterford shall notify the owner of record of this development if it intends to utilize salt or other de-icing chemicals on Clark Lane or the Clark Lane Middle School driveways and parking lots during the upcoming winter. If the Town indicates that it shall not use such chemicals that season, then the Applicant shall also not use them.