

TOWN OF WATERFORD
Application for Inland Wetland / Watercourse Permit

Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 **X** _____

Fee: \$ 110 00

Agency Use:

Date Received: _____

Received By: _____

Application Number: C-35-04

1. Applicant: Owen and Gayle O'Neill		Phone: 860-303-0404
Address: 150 Butlertown Road		State: CT Zip: 06385
Fax: _____	E-Mail: ooneill@snet.net	
2. Owner: Owen and Gayle O'Neill		Phone: 860-303-0404
Address: 150 Butlertown Road		State: CT Zip: 06385
Fax: _____	E-Mail: ooneill@snet.net	
3. Agent: David Cooley, P.E.		Phone: 860-966-5528
Address: 259 Noank Ledyard Road		State: CT Zip: 06355
Fax: _____	E-Mail: dlcengineeringervicesllc@gmail.com	
4. Property Address: 150 Butlertown Road		
5. Abutting Property Owners – Complete Attached Form See attached list		
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): See attached Project Narrative		
7. Description of Proposed Activity (attach sheet if necessary): See attached Project Narrative		
8. Purpose of Activity (attach sheet if necessary): See attached Project Narrative		
9a. Acreage of Property: 33.52		9b. Acreage of Wetlands: 4.77
10. Acreage of Wetlands Altered: 0		
11. Wetland Mitigation Proposed: NA		
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: <u>[Signature]</u>	<u>Gayle C O'Neill</u>	Date: 3/24/25
Owner: <u>[Signature]</u>	<u>Gayle C O'Neill</u>	Date: 3/24/25
Agent: <u>David Cooley</u>		Date: 3/27/2025

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150 BUTLERTOWN ROAD SUBDIVISION APPLICATION

PROJECT NARRATIVE/STATEMENT OF USE

March 11, 2025

The 150 Butlertown Road Subdivision Application proposes to subdivide the existing 33.52 parcel – Parcel Map/Lot 37-1278 – located on the southwestern side of Butlertown Road in the northwest section of Waterford, Connecticut into two separate parcels – 150 Butlertown Road and Lot A. The existing parcel is primarily woodlands and wetlands with a small portion dedicated to an existing single-family residential structure. The parcel is proposed to be developed as a subdivision under the Town of Waterford Zoning and Subdivision Regulations taking the existing lot and the existing single-family residential structure and creating a new residential lot (Lot A). Lot A is projected to be 5.67 acres which will leave 150 Butlertown Road with 27.86 acres. The only proposed land development will be one single-family structure within proposed Lot A. Lot A is proposed to be developed utilizing well and septic for water and wastewater service and mitigate increased stormwater flows with the implementation of Low-Impact Development (LID) strategies resulting in a no net increase discharge to the inland wetlands and watercourse within the parcel.

Relative to the prevalence of inland wetlands on the existing 150 Butlertown Road parcel the new lot – Lot A – is proposed to utilize the existing bridge/crossing at 150 Butlertown Road via easement to gain access to the new lot and avoid any additional temporary or permanent impacts. The new lot will also work off of existing utility runs for electric and telecommunications servicing 150 Butlertown Road. Electric service will be gained off an existing transformer servicing the existing 150 Butlertown Road single-family structure on the western side of the wetland crossing. Telecommunications will be pulled through existing or new conduit over the existing bridge and driveway for 150 Butlertown Road. Finally, the site investigation for subsurface sewage disposal included the verification of a suitable area for a code compliant subsurface sewage disposal system and reserve area for the existing single-family residential structure and new lot dimensions for 150 Butlertown Road – prior to the proposed subdivision and after.

Proposed Lot A will utilize and provide a code-compliant water supply well and subsurface sewage disposal system for drinking water supply and wastewater disposal, respectively. Ledge Light Health District approval of suitability is provided as part of the subdivision application package.

A Storm Water Management Report and plan sheet is also included in the 150 Butlertown Road subdivision application package which projects the increased stormwater runoff flows using HydroCAD. Increased flows are mitigated by capturing the overland flows with the driveway cut for Lot A and discharging to three detention basins flanking the driveway with overflows discharging towards the woodland up-gradient of the wetland area outside of the 100 foot upland review area.

An Erosion and Sediment Control Plan is also provided with the 150 Butlertown Road subdivision application package with various Best Management Practices (BMPs) and products to protect the wetland area and watercourse from sediment deposition.

150 Butlertown Road Abutters

Parcel ID	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Address
104200	WANG JESSE	160 BUTLERTOWN ROAD	WATERFORD	CT	06385	160 BUTLERTOWN ROAD
104900	LIM CHAIHO & HEO JEONGSUK	184 BUTLERTOWN ROAD	WATERFORD	CT	06385	184 BUTLERTOWN ROAD
103400	MENGHI MATTHEW D	121 BUTLERTOWN ROAD	WATERFORD	CT	06385	130 BUTLERTOWN ROAD
103200	MORRISON THOMAS + GIANSAITI NICOLE	124 BUTLERTOWN ROAD	WATERFORD	CT	06385	124 BUTLERTOWN ROAD
103500	ONEILL LAUREN	150 BUTLERTOWN ROAD	WATERFORD	CT	06385	134 BUTLERTOWN ROAD
103900	ONEILL GAYLE & OWEN W	150 BUTLERTOWN RD	WATERFORD	CT	06385	156 BUTLERTOWN ROAD
103700	ONEILL OWEN W & GAYLE C	150 BUTLERTOWN RD	WATERFORD	CT	06385	150 BUTLERTOWN ROAD
103300	SWANEY RICHARD E III + GOODWIN BRYANNA M	128 BUTLERTOWN ROAD	WATERFORD	CT	06385	128 BUTLERTOWN ROAD



150 BUTLERTOWN ROAD SUBDIVISION APPLICATION

EROSION AND SEDIMENT CONTROL PLAN

March 11, 2025

The 150 Butlertown Road Subdivision project involves an existing 33.52 acre parcel – Parcel Map/Lot 37-1278 – located on Butlertown Road in Waterford, Connecticut. The parcel is currently developed with a single family home in the center of the property; the developed area accounts for approximately 1.40 acres of the parcel. The remaining 32.12 acres is presently a combination of wetlands and forested woodland. It is proposed to create a new residential lot within the existing 150 Butlertown Road with an area of 5.67 acres. The remainder of the parcel will remain as it is presently with woodlands, wetlands and the existing single-family residential structure – 150 Butlertown Road. As part of the Final Subdivision Plan Application requirements listed in Section 25.5 of the Waterford Subdivision Regulations, this Erosion and Sediment Control Plan establishes the means for providing adequate and sustainable erosion and sediment control before, during and after construction of the proposed subdivided lot.

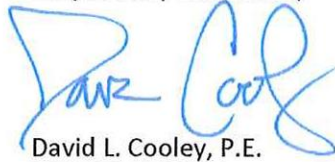
This written plan references and summarizes the elements included on the Erosion and Sediment Control Site Plan sheet that is part of the 150 Butlertown Road Subdivision Site Plan Set. All Erosion and Sediment Control Plan elements are consistent with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control Manual, or its most recent version. Also part of the Erosion and Sediment Control Plan is a construction sequence that, in conjunction with the Erosion and Sediment Control Plan detailed on the site plan, provides a written description of the sequence of construction and land disturbing activities and the types of erosion and sediment control measures implemented for the proposed subdivided lot.

The 150 Butlertown Road Subdivision is proposed to consist of the creation of one residential lot 5.67 acres in size. The proposed new residential lot to be developed will be accessed via an access easement through the open space/forestry area and the existing driveway and wetland crossing for 150 Butlertown Road. The Erosion and Sediment Control Site Plan includes existing and proposed contours, proposed limits of clearing/grading, cuts and fills, drainage features, and open space/undisturbed areas of the parcel. The site plan also identifies the location and type of erosion and sediment control (primarily silt fence) and stormwater management measures. A construction entrance and tracking pad is provided for the proposed residential lot at beginning of the proposed driveway intersection with the existing 150 Butlertown Road driveway. Finally, it should be noted that the 150 Butlertown Road Subdivision parcel naturally drains to the wetland area that runs north to south through the parcel. There are no anticipated impacts to any Town-owned drainage structures or catch basins on Butlertown Road due to this development. The plan also includes measures for dust control.

The Erosion and Sediment Control Site Plan provides detail drawings outlining the correct installation of erosion and sediment control measures such as silt fence and construction entrances. The written details provide clear responsibilities between the contractor for each lot and the developer – Gayle and

Owen O'Neill. It provides 24/7/365 emergency contact information for the developer. The written details also provide clear instruction on the maintenance and inspection of all Erosion and Sediment Control Plan requirements to ensure continuous, adequate operation. The plan also calls for all permanent storm water mitigation measures to be protected from sedimentation until all disturbed areas on the lot and the developed areas have been stabilized with established vegetation. The plan includes the proper construction sequencing guidance to ensure all disturbance is contained. The Erosion and Sediment Control Plan is not complete or closed until the lot(s) are fully and permanently stabilized and have been inspected by the Town.

Respectfully Submitted,



David L. Cooley, P.E.

DLC Engineering Services, LLC

