

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.