

**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: \_\_\_\_\_

**Agency Use:**

Date Received: \_\_\_\_\_

Received By: \_\_\_\_\_

Application Number: \_\_\_\_\_

|                                                                                                                                                                                                                                                                                                                                           |                                              |                                      |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------|--------------------------------------|
| <b>1. Applicant:</b> Owen and Gayle O'Neill                                                                                                                                                                                                                                                                                               |                                              | Phone: 860-303-0404                  |
| Address: 150 Butlertown Road                                                                                                                                                                                                                                                                                                              |                                              | State: CT Zip: 06385                 |
| Fax: _____                                                                                                                                                                                                                                                                                                                                | E-Mail: ooneill@snet.net                     |                                      |
| <b>2. Owner:</b> Owen and Gayle O'Neill                                                                                                                                                                                                                                                                                                   |                                              | Phone: 860-303-0404                  |
| Address: 150 Butlertown Road                                                                                                                                                                                                                                                                                                              |                                              | State: CT Zip: 06385                 |
| Fax: _____                                                                                                                                                                                                                                                                                                                                | E-Mail: ooneill@snet.net                     |                                      |
| <b>3. Agent:</b> David Cooley, P.E.                                                                                                                                                                                                                                                                                                       |                                              | Phone: 860-966-5528                  |
| Address: 259 Noank Ledyard Road                                                                                                                                                                                                                                                                                                           |                                              | State: CT Zip: 06355                 |
| Fax: _____                                                                                                                                                                                                                                                                                                                                | E-Mail: dlcengineeringsservicesllc@gmail.com |                                      |
| <b>4. Property Address:</b> 150 Butlertown Road                                                                                                                                                                                                                                                                                           |                                              |                                      |
| <b>5. Abutting Property Owners</b> – Complete Attached Form See attached list                                                                                                                                                                                                                                                             |                                              |                                      |
| <b>6. Activity to be Reviewed and / or Licensed</b> (attach sheet if necessary):<br>See attached Project Narrative                                                                                                                                                                                                                        |                                              |                                      |
| <b>7. Description of Proposed Activity</b> (attach sheet if necessary):<br>See attached Project Narrative                                                                                                                                                                                                                                 |                                              |                                      |
| <b>8. Purpose of Activity</b> (attach sheet if necessary): See attached Project Narrative                                                                                                                                                                                                                                                 |                                              |                                      |
| <b>9a. Acreage of Property:</b> 33.52                                                                                                                                                                                                                                                                                                     |                                              | <b>9b. Acreage of Wetlands:</b> 4.77 |
| <b>10. Acreage of Wetlands Altered:</b> 0                                                                                                                                                                                                                                                                                                 |                                              |                                      |
| <b>11. Wetland Mitigation Proposed:</b> NA                                                                                                                                                                                                                                                                                                |                                              |                                      |
| <b>12. Section 7 and sections 8.1 &amp; 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations"</b><br>have been complied with: (Review attached check list) Yes: <input checked="" type="checkbox"/> No: <input type="checkbox"/>                                                                                     |                                              |                                      |
| <b>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.</b> |                                              |                                      |
| <b>Applicant:</b> <i>[Signature]</i>                                                                                                                                                                                                                                                                                                      | <i>Gayle C O'Neill</i>                       | <b>Date:</b> 3/24/25                 |
| <b>Owner:</b> <i>[Signature]</i>                                                                                                                                                                                                                                                                                                          | <i>Gayle C O'Neill</i>                       | <b>Date:</b> 3/24/25                 |
| <b>Agent:</b> <i>David Cooley</i>                                                                                                                                                                                                                                                                                                         |                                              | <b>Date:</b> 3/27/2025               |

## **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 + GIANSAINTI 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 |