

FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886



PHONE: 860-442-0553
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Date: January 4, 2024

To: Waterford Planning & Zoning Commission
From: Maureen FitzGerald, Environmental Planner

**RE: Report of Conservation Commission Action: Inland Wetland Permit #C-23-09
295 & 313 Willetts Avenue and 16 & 18 Boston Post Road
Woodsprings Suites**

Commissioners,

The Waterford Conservation Commission granted inland wetland permit #C-23-09 for regulated inland wetlands activities associated with the construction of a proposed hotel and associate parking and driveway areas on land located at 295 & 313 Willetts Avenue and 16 & 18 Boston Post Road. The permit was granted with conditions on December 4, 2023. Authorized regulated activities include:

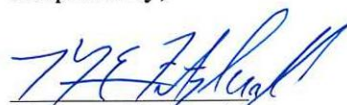
- Clearing, fill and grading within 10,000 square feet of upland review area for construction of a portion of a parking area and access driveway;
- Excavation and grading within 6,400 square feet of upland review area for construction of a portion of a stormwater detention/ treatment basin.

A copy of inland wetland permit #C-23-09 is attached.

Factors Considered in Permit #C-23-09:

No direct impacts to wetlands or watercourses are proposed. The activity is not anticipated to affect the capacity of the on-site wetland to support wildlife, prevent flooding, protect surface water or attenuate pollutants. The stormwater treatment system design and erosion and sediment control plans mitigate the potential for indirect construction impacts to wetlands and water quality.

Respectfully;


Maureen FitzGerald
Environmental Planner

cc: Waterford Conservation Commission

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TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-23-09
295 & 313 Willetts Avenue and 16 & 18 Boston Post Road, Waterford, CT

The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas located at 295 & 313 Willetts Avenue and 16 & 18 Boston Post Road, Waterford, CT, which are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

- 1) Clearing, fill and grading within 10,000 square feet of upland review area for construction of a portion of a parking area and access driveway;
- 2) Excavation and grading within 6,400 square feet of upland review area for construction of a portion of a stormwater detention/ treatment basin.

The proposed activities are shown on a plan entitled; "WOODSPRING SUITES, 295 & 313 Willetts Avenue, 16 & 18 Boston Post Road, Waterford CT", revised September 2023, prepared by CLA Engineers, Inc.

The Conservation Commission authorizes the regulated activity with the following conditions of approval to minimize impacts and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

1. The final plan set shall incorporate revised plan sheets 2, 3, 4, 9, 10 & 13 submitted 12/04/2023.
2. During construction, the stormwater treatment basins shall be inspected by the design engineer to verify the specified type, depths, and permeability of the fill materials applied are consistent with the approved plans. The stormwater quality basins shall be completed and soil surfaces stabilized prior to receiving site stormwater run-off.
3. An as-built survey of the stormwater system components shall be submitted to the Commission's agent with written verification from a licensed engineer that the system was constructed in accordance with the approved design plans. This submittal shall be completed prior to the issuance of a Certificate of Compliance for the building.
4. Monitoring of the stormwater basin plantings, slope stabilization and substrate stabilization shall be conducted by a wetland scientist or other qualified professional for a period of two (2) years following completion of the basins to document vegetation establishment and functioning of the 2 stormwater basins. Total herbaceous coverage of the basin bottom shall equal or exceed 80% at the end of the second monitoring year. Eroded side-slopes and basin substrate areas shall be repaired and re-seeded or re-planted as required. The outlet control structures shall be inspected and cleaned

of sediment, trash and debris. Invasive plant species such as *Lythrum* and *Phragmites* shall be removed from the basin.

5. A monitoring report shall be submitted to the Conservation Commission by October 30th of each monitoring year after completion of the basins, documenting basin soil stabilization, vegetation establishment, filter bed functionality and corrective actions taken or required.
6. At all times during site construction, temporary diversion swales and sediment traps shall be installed and maintained to control construction run-off and prevent sediment discharge to adjacent wetlands.
7. A condensed inspection and maintenance chart shall be prepared by the design engineer identifying the inspection, management and maintenance frequency required for each component of the stormwater treatment system and detention basin components. This chart shall be submitted to the Commission's agent for review and approval prior to the issuance of a Certificate of Compliance.

STANDARD CONDITIONS:

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
2. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed and appropriate erosion control measures.
3. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
4. Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEEP Bulletin 34.
5. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, deposition of fill, obstructions of flow, encroachments or other regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time. The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. No direct impacts to wetlands or watercourses are proposed.
- B. The wetland is an isolated system with commercial development to the south, west and north. The activity is not anticipated to affect the capacity of the wetland to support wildlife, prevent flooding, protect surface water or attenuate pollutants.
- C. The wetland assessment report submitted with the application finds the proposed activity will not impact wetland functions and the construction will not result in adverse impacts to the wetland.
- D. The stormwater treatment system incorporates recharge through infiltration and pollutant attenuation through use of large bio-filtration / detention basins designed to capture and treat over three times the calculated water quality volume. Potential impacts to water quality of receiving wetlands have been mitigated.
- E. The stormwater treatment system design and erosion and sediment control plans mitigate the potential for indirect construction impacts to wetlands and water quality.
- F. Strict adherence to the terms and conditions of this inland wetland permit will protect the quality of inland wetlands and surface water on this property.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Date Issued: December 4, 2023

Issued By: _____
Chairman, Richard F. Muckle
Waterford Conservation Commission

Effective Date: _____