

JAMES SIPPERLY
CERTIFIED SOIL SCIENTIST
CONNECTICUT WETLAND SCIENTIST
401 SALEM TURPIKE
BOZRAH, CT 06334
860-334-7073
james.sipperly.js@gmail.com



Maureen Fitzgerald, Environmental Planner
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385

November 2, 2025

RE: INLAND WETLANDS AND WATERCOURSES AGENCY PERMIT
MODIFICATION FOR CONGREGATION BETH EI, INC. OF NEW LONDON
33 KENYON ROAD, WATERFORD, CT

Dear Ms. Fitzgerald:

On January 25, 2024 the Waterford Conservation Commission approved application C-23-08 at 33 Kenyon Road to construct a new synagogue and associated site improvements.

The synagogue leaders for various reasons did not construct the building and have not performed any work on the site except to periodically mow the site to keep the invasive mugwort from spreading.

Recently, after considering the previous site layout it was decided that the approved site design was not the best alternative for the site.

As a result, the project team met with the synagogue leaders and developed an improved concept design and site plan details. The revised plans were substantially changed to warrant a permit modification.

The permit modification is for the construction of a 3,720sqft new synagogue, parking areas, sidewalks, waste and recycling receptacle enclosures, utility services, stormwater infiltration area, exterior lighting, placement of fill and grading within an inland wetland 100 foot upland review area and placement of fill in and stormwater discharge to an inland wetland.

The acreage of the site is 2.58 acres. There is approximately 0.21 acres of wetlands on the site. With this modification it is proposed that 0.01 acres (470sqft) of wetlands will be altered. Because of the negligible amount of inland wetland alteration, no wetland mitigation is proposed.

The inland wetlands and watercourses delineation is shown correctly on a site plan entitled:

“Congregational Bethel EL, 33 Kenyon Road, Waterford CT, dated October 2025, scale as shown, prepared by Summer Hill, Civil Engineers and Land Surveyors, P.C.”

The wetland area is classified as a forested wetland/bog general classification. The wetland area has functions that include: groundwater recharge and discharge, sediment stabilization, nutrient removal and transformation, product export, and wildlife diversity. The vegetative over-story includes maples, locust, black cherry and poplar. Shrub species include, winterberry, spice bush, silky dogwood. The herbaceous layer includes sensitive fern, poison ivy, wild grape, Joe Pye weed, jewel weed and skunk cabbage.

The main body of this vast wetland area that extends north – northeast towards Pladgett Place and Vauxhall Street Extension is of high value for vegetative diversity, wildlife habitat and visual aesthetics.

The upland area of the site has been maintained as a lawn/field type of landscape. Limited trees are located in the upland portion of the site and are comprised mostly of maples and butternut and locust. Golden rod, grape vine, black berries, green brier, milkweed multi-flora rose, New England Aster and bittersweet make up the rest of the vegetative upland species.

There will be no clearing of vegetation other than that is necessary to install the storm water infiltration basin.

The proposed 470sqft inland wetland filling is needed to provide the access to the side parking area. This wetland is the result of the existing artesian well near wetland flag 11 that is the groundwater source creating this wetland.

An additional parking area is being considered behind the proposed building to the north. The edge of the parking lot is relatively close to the existing wetland area demarcated by flags 24 -34. Because of this, Henry Thomas, a Landscape Architect and I developed an intense planting plan along the edges of the parking lot. The plants include all native species of selected shrubs, trees and groundcover. The revised plans depict the locations, numbers and types of trees and shrubs.

With any proposed project, a comprehensive erosion and sedimentation control plan, well designed and properly installed and maintained is the key to a successful project. This site plan meets those requirements. Regular inspections should occur, especially prior to storm events predicted of more than 1.5” of rain.

After reviewing the erosion and sedimentation control plans and the storm water design features, it is my professional opinion that the proposed construction activities will not have a significant adverse effect on the adjacent inland wetlands and/or watercourse on or off the site.

I and our planning team plan on attending your meeting on November 13, 2025 to present the permit modification application and answer any questions you or the commission may have.

If you have any questions or require additional information, please contact me at the telephone number referenced above.

Very truly yours,

James Sipperly

James Sipperly
Certified Soil Scientist, Society of Soil Scientists of Southern New England
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists