



Date: September 8, 2025

To: Waterford Conservation Commission
From: Maureen FitzGerald, Environmental Planner

**Re: Inland Wetland Application #C 25-09 – 152 Cross Road
Application Review Comments**

Proposed Regulated Activity:

The activity is associated with construction of a 3,600 sq. ft. commercial building, associated paved parking and access drive and a stormwater management basin on 152 Cross Road. The site is a 1.447 acre parcel on the west side of Cross Road and contains 0.53 acres of wetland at its western end. An existing commercial building and paved parking area occurs at the eastern end of the parcel.

The proposed development location is on an existing fill deposit approximately 20-30 feet higher than the adjacent inland wetland area. The proposed limits of clearing and grading do not disturb the fill slope embankment.

Regulated activities include:

- Excavation and grading within @ 3,600 sq. ft. of upland review area to construct a proposed stormwater treatment basin and a portion of a paved parking area.
- Grading and construction activity upgradient of inland wetlands to construct a 3,600 sq. ft. building and 4,100 sq. ft. of paved surface area.
- Discharge of treated stormwater run-off towards inland wetlands.

Wetland Resources:

The on-site wetland is located within the upper watershed area of Stony Brook and is part of a large forested wetland complex. The Stony Brook Watershed Management Plan identifies this wetland as SB-70-1, a red maple forested community supported by shallow groundwater and surface run-off and designated as a Critical Wetland System in the watershed. The designation refers to wetland resources in the watershed that represent a diversity of wetland community types and perform key functions.

The management plan recommendations for this wetland include preserving forested buffer, protect water quality, maintain hydrologic baseflow and manage for invasive species along

wetland margins. A 100 ft. upland vegetated buffer is suggested. Due to historic fill activity on the property, existing site conditions do not support a forested upland buffer.

Application Review Comments:

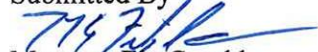
The proposed development does not involve direct impacts to the downgradient wetland resource. The activity within the upland review area is predominantly for construction of a stormwater treatment basin to collect, infiltrate and attenuate stormwater run-off and associated pollutants. The current site condition does not include stormwater control or treatment measures. The drainage report indicates the design controls peak run-off rates for the 2, 10 and 100 year design storm event and the basin provides storage for capture of the water quality volume from the site development in accordance with the CTDEEP Stormwater Quality Manual.

The existing fill slope embankments are not disturbed by the proposed site construction. The fill is composed of boulders, soil and construction debris as evidenced by the presence of concrete, asphalt and metal debris and supports a vegetated cover. The stormwater basin is proposed to serve as a temporary sediment trap during construction. Installation and maintenance of erosion and sediment control measures during the site construction are anticipated to protect the embankment stability and the receiving wetland from sediment impacts.

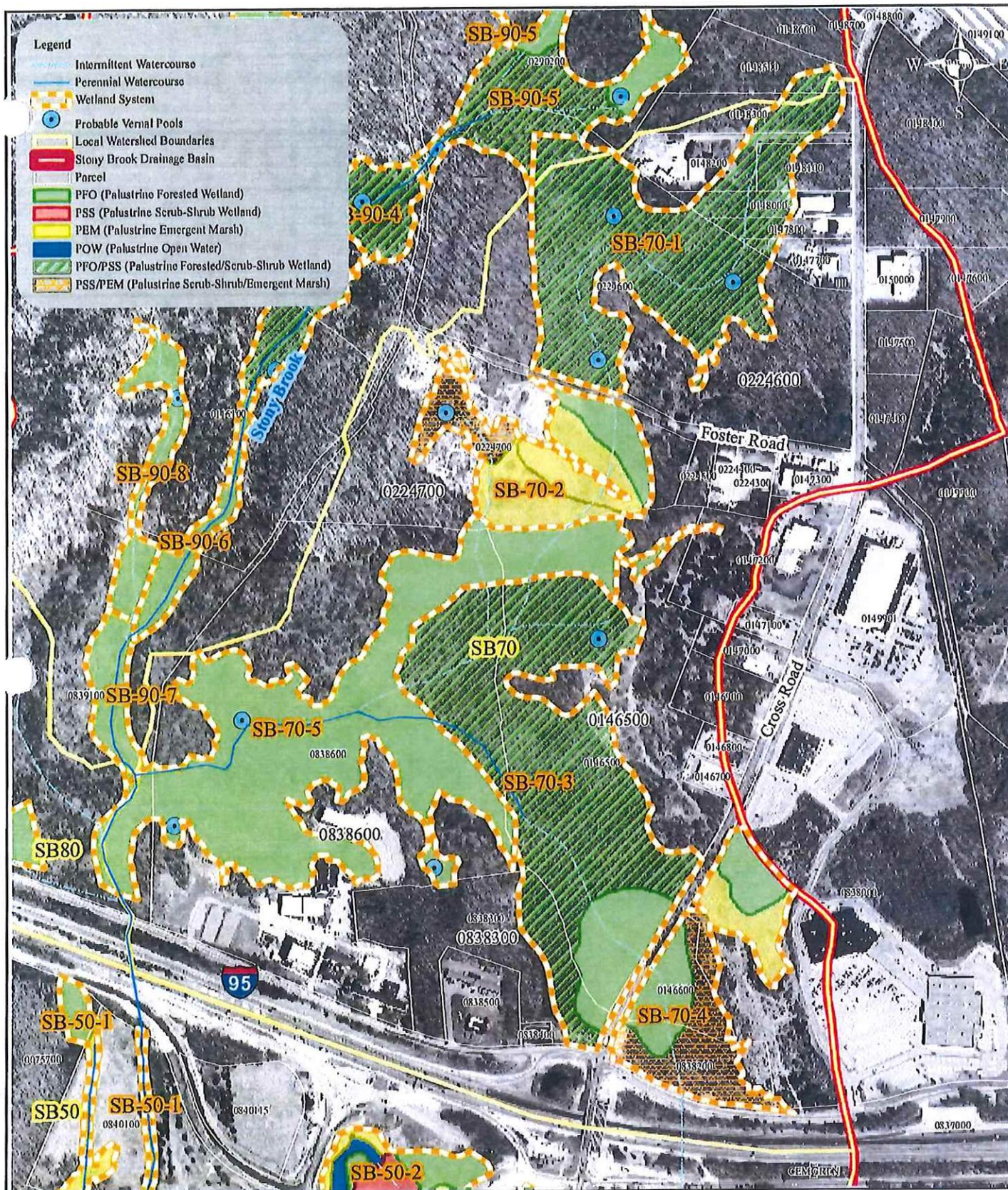
To facilitate maintenance of the stormwater basin, it is recommended the stormwater basin design incorporate a sediment forebay and a sufficient access path for future maintenance requirements. The dumpster enclosure may need to be re-adjusted to allow for this access.

The final construction plan should include a detail of the proposed type and depth of basin substrate and bioretention mixture layers and an inspection and maintenance chart for the stormwater collection system and treatment components.

Submitted By



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Wetland Systems for Sub-Watershed 70

MMI#: 3104-01
MXD: Hws70.mxd
SOURCE: DEP Bulletin No.40



Stony Brook

LOCATION:

Waterford, CT

DATE:

August 2007

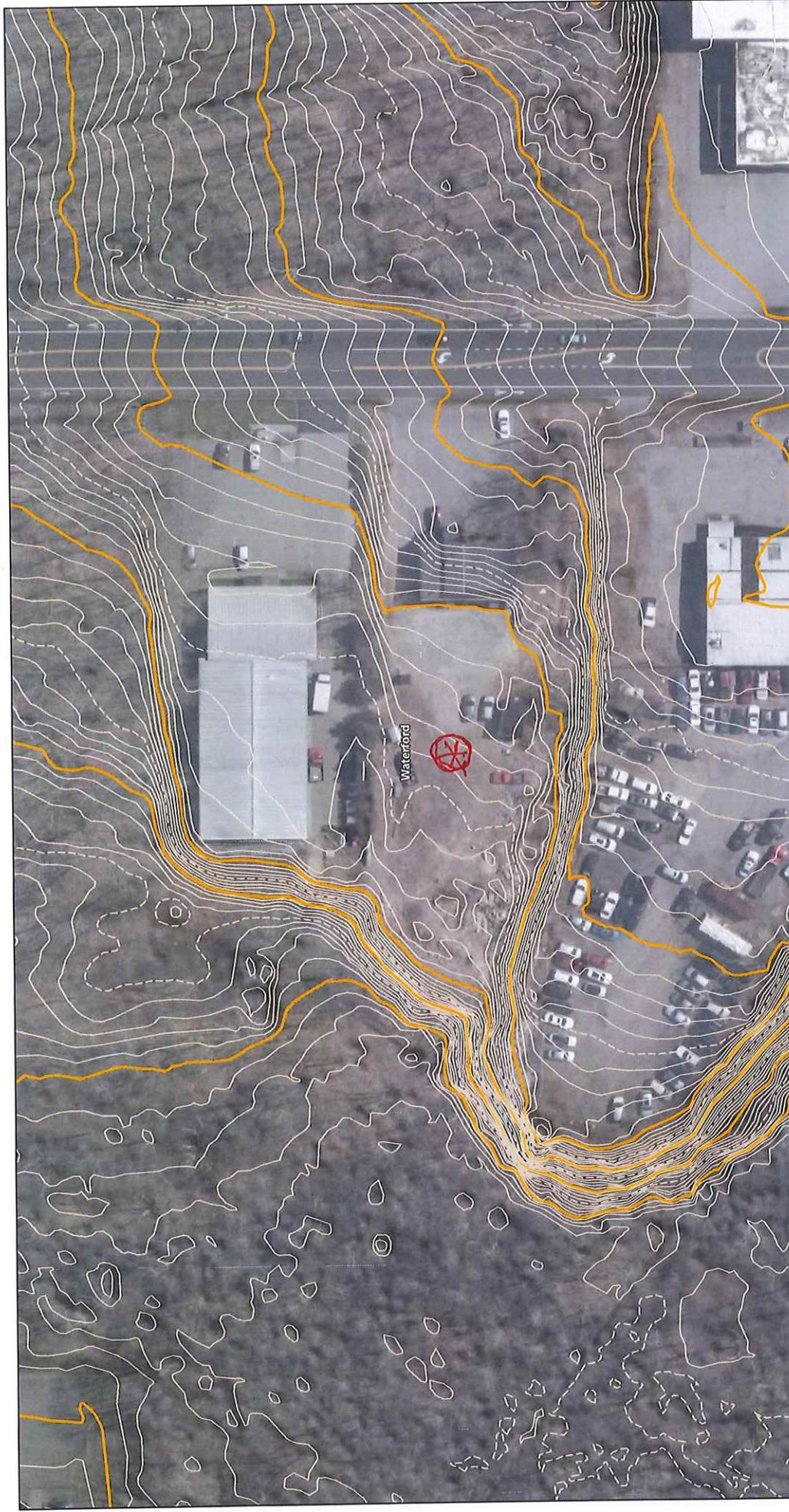
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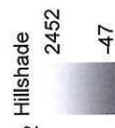
Figure 5-4

CT ECO Map



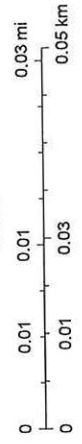
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- CT Municipalities
- 2023 Spring 3 inch
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Hillshade



World_Hillshade

1:852



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastylelsen, Rijkswaterstaat, GSA, Geoland,

Map created with the CT ECO Advanced Viewer. Visit CT ECO at [this link](#). This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.