FIFTEEN ROPE FERRY ROAD

WATERFORD, CT 06385-2886

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.

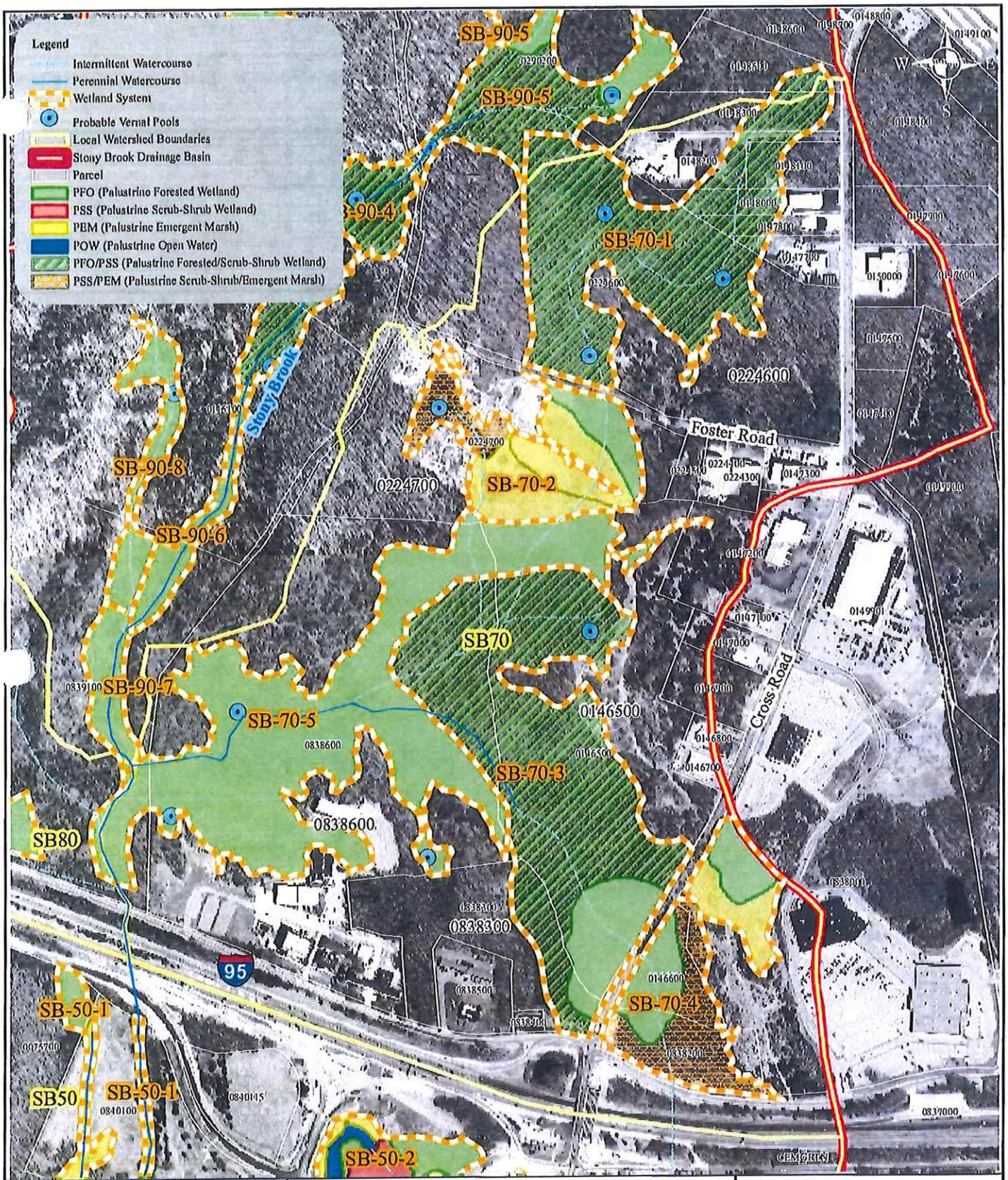
The existing fill slope embankments are not disturbed by the proposed site construction. The fill is composed of boulders, soil and construction debris as evidenced by the presence of concrete, asphalt and metal debris and supports a vegetated cover. The stormwater basin is proposed to serve as a temporary 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

Maureen FitzGerald
Environmental Planner



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99 Realty Drive
Cheshire, Connecticut 06410
(203) 271-1773 Fax: (203) 272-9733
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Wetland Systems for Sub-Watershed 70

LOCATION: Waterford, CT

MMI#: 3104-01
MXD: H:ws70.mxd
SOURCE: DEP Bulletin No.40

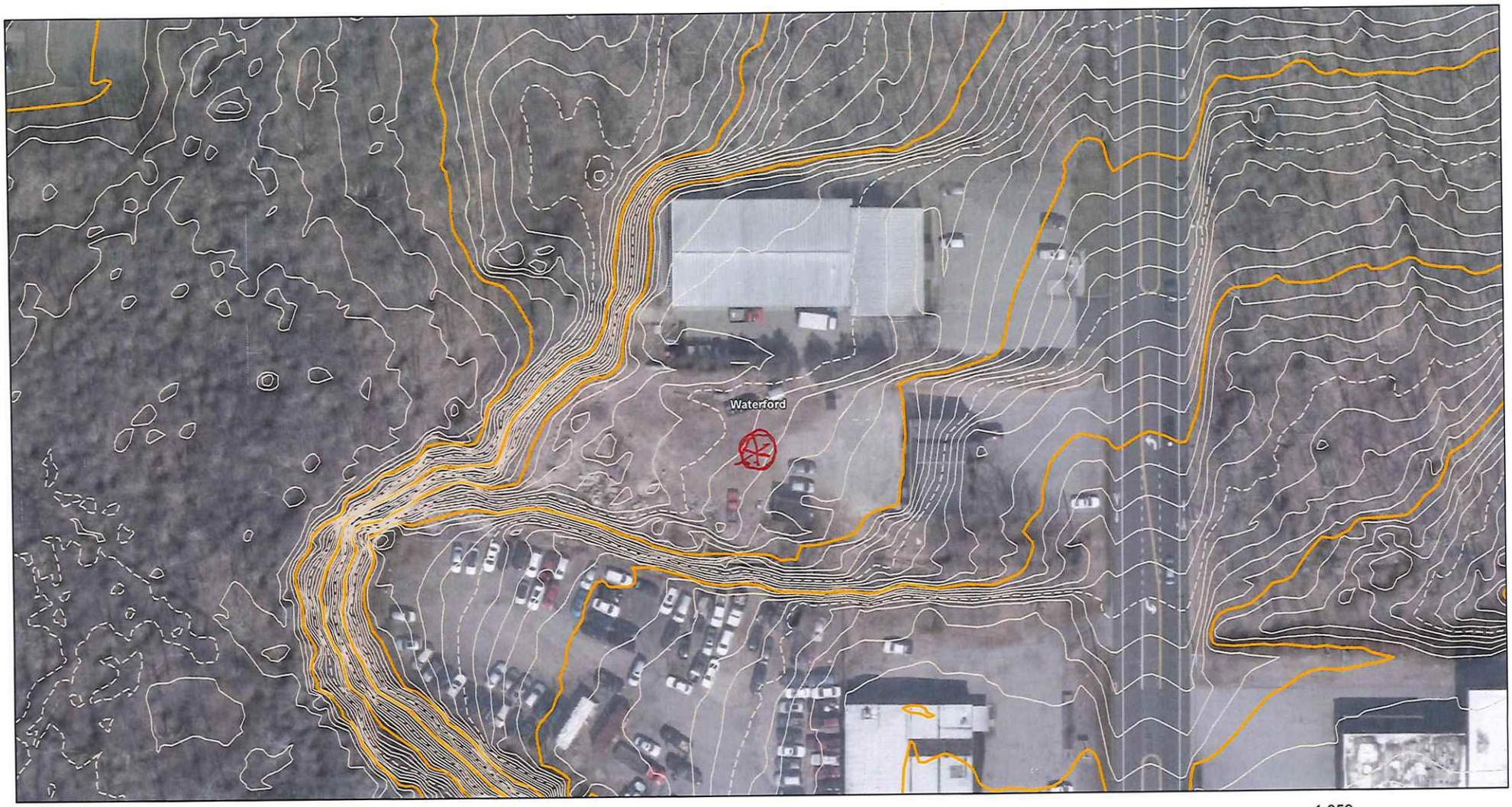
N

Stony Brook

DATE: August 2007
SCALE: 1:7,200

SHEET: 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

2452

-47

World_Hillshade

1:852

0 0.01 0.01 0.03 mi

0 0.01 0.03 0.05 km

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