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 _____ Fee: _____

Agency Use:
Date Received: _____
Received By: _____
Application Number: C-25-09

1. Applicant: Eagle AAM, LLC Phone: 860-327-6020
Address: 1160 Shore Road State: Waterford Zip: 06385
Fax: E-Mail: chris@eagleesec.com

2. Owner: " " Phone:
Address: State: Zip:
Fax: E-Mail:

3. Agent: Killingly Engineering Associates Phone: 860-779-7299
Address: Po Box 421 State: Killingly Zip: 06241
Fax: E-Mail: nthibeault@killingleyea.com

4. Property Address: 152 Cross Road

5. Abutting Property Owners – Complete Attached Form SEE ATTACHED

6. Activity to be Reviewed and / or Licensed (attach sheet if necessary):
GRADING & CONSTRUCTION OF A STORMWATER BASIN IN THE 100' UPLAND REVIEW

7. Description of Proposed Activity (attach sheet if necessary):
Proposed Commercial building with activity in the upland review area

8. Purpose of Activity (attach sheet if necessary): ELECTRICAL CONTRACTOR'S BUILDING

9a. Acreage of Property: 1.447 acres **9b. Acreage of Wetlands:** 0.53 acres

10. Acreage of Wetlands Altered: 0 acres

11. Wetland Mitigation Proposed: 0 ACRES

12. Section 7 and sections 8.1 & 8.2 of the Town of Waterford "Inland Wetlands and Watercourse Regulations" have been complied with: (Review attached check list) **Yes:** **No:**

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.

Applicant: [signature] **Date:** 08/21/25
Owner: [signature] **Date:** 08/21/25
Agent: **Date:**

RECEIVED
AUG 26 2025
Planning & Development
Town of Waterford, CT

LIST OF LAND OWNERS as of 7/18/2025 GIS

Eagle AAM, LLC
152 Cross Road
Waterford, CT

Job No. 24032

MAP/LOT	NAME
90/1720	MONIQUE E. BRANDLE & LEE P. BRANDLE 4901 BAKERS MILL LANE RICHMOND, VA 23230
90/2551	CHARLES SECOR 575 BROAD ST. NEW LONDON, CT 06320
90/1723	154 CROSSROADS, LLC 40 OLD FARM WAY CHARLESTOWN, RI 02813
90/1722	THE CONNECTICUT LIGHT & POWER COMPANY PO BOX 270 HARTFORD, CT 06141
90/1749	RJ MARELLI REALTY, LLC 180 CROSS ROAD WATERFORD, CT 06385

Connecticut Department of
ENERGY & ENVIRONMENTAL PROTECTION

79 Elm Street • Hartford, CT 06106-5127 www.ct.gov/deep Affirmative Action/Equal Opportunity Employer

GIS CODE #: _____
For DEEP Use Only

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions - one code only): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
   (print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Waterford
   does this project cross municipal boundaries (check one)? yes ☐ no ☐
   if yes, list the other town(s) in which the activity is occurring (print name(s)): _____, _____
6. LOCATION (see instructions for information): USGS quad name: Montville or number: 9&o
   subregional drainage basin number: _____
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Eagle AAM, LLC
8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 152 Cross Road
   briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☑ description: Proposed Commercial building with activity in the upland review area
9. ACTIVITY *PURPOSE* CODE (see instructions - one code only): D
10. ACTIVITY *TYPE* CODE(S) (see instructions for codes): 1, 2, 12, 14
11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
    wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.097 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

PART III: To Be Completed By The DEEP

DATE RECEIVED: DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO FORM CORRECTED / COMPLETED: YES NO

RECEIVED
AUG 26 2025
Planning & Development
Town of Waterford, CT

Ian Cole, LLC
Professional Registered Soil Scientist / Professional Wetland Scientist
PO BOX 619
Middletown, CT 06457
Itcole@gmail.com
860-514-5642

March 16, 2023

Mr. Ervis Rusi
152 Cross Road
Waterford, CT 06385

RE: WETLAND & WATERCOURSE SURVEY REPORT: 152 Cross Road, Parcel ID: 147800, Waterford, Connecticut.

Dear Mr. Rusi:

At your request, I completed a field delineation of the jurisdictional freshwater inland wetlands and watercourses boundaries on the above referenced 1.41-acre commercial parcel located at 152 Cross Road in Waterford, Connecticut.

WETLAND DELINEATION METHODOLOGY

The wetland survey was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Waterford or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

An on-site wetland survey was completed on March 16, 2023, to examine the upper 20" of the soil profile for the presence of hydric soil conditions and delineate all wetland and/or watercourse boundaries located on the property. Those areas meeting the wetland criteria noted above were marked in the field with sequentially numbered pink and blue flagging, 1 through 9 (See the attached wetland sketch). Please note the wetland sketch is for planning purposes and the graphic showing the wetland locations are subject to refinement once traditionally located and formally adopted by the Town.

The subject commercial lot currently hosts an occupied commercial building, parking, and associated appurtenances located in the eastern half of the property. The flagged wetlands are associated with the eastern leading edge of a large, forested wetland complex that covers the level low-lying lands that define the western half of the property. The wetland boundary is found along the toe-of-slope of a 20' + tall miscellaneous fill escarpment. The wetlands exhibit classic red maple swamp vegetation, comprised of red maple, yellow birch, highbush blueberry, winterberry, sweet pepper bush, skunk cabbage, tussock sedge and sphagnum moss. Mountain laurel groves intermittently form thickets in and around the peripheral of the wetland boundary.

Representative photos are attached.

SOIL SURVEY

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey.

Wetland Soils

The regulated wetlands soils are associated with frequently flooded Scarboro mucks. These very poorly drained soils are found in level outwash landscapes where organics accumulate in depth over coarse stratified saturated sands and gravels. These soils are inundated at or near the ground surface throughout most of the year.

Upland Soil

The on-site soils have long been disturbed throughout. The soils are classified as belonging to the Urban Land soil complex which contains miscellaneous soil types that are present on the landscape in a complex pattern that is not practical or necessary to sperate. These soils are used to denote moderately well to well drained earthen material which has been so disturbed by cutting, filling, or grading, that the original soil profile can no longer be decerned and are co-associated with buildings, roads, parking lots and landscaping of developed areas. Naturally occurring Canton and Charlton fine sandy loams may be found in undistrubed pockets embedded within the manufactured uplands.

A copy of the NRCS Soil Survey is provided below.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642

Sincerely,

Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

Map Scale: 1:2,650 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 35 70 140 210

Feet
0 100 200 400 600

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 2, Aug 30, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
12	Raypol silt loam, 0 to 3 percent slopes	2.0	5.8%
15	Scarboro muck, 0 to 3 percent slopes	11.8	34.4%
38C	Hinckley loamy sand, 3 to 15 percent slopes	0.3	1.0%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	0.6	1.8%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	10.6	31.1%
62D	Canton and Charlton fine sandy loams, 15 to 35 percent slopes, extremely stony	0.2	0.6%
68D	Narragansett silt loam, 15 to 25 percent slopes, extremely stony	1.4	4.2%
307	Urban land	3.2	9.3%
701A	Ninigret fine sandy loam, 0 to 3 percent slopes	4.0	11.7%
Totals for Area of Interest		**34.2**	**100.0%**

Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

July 2, 2025

Proposed Site Plan

Eagle AAM, LLC
152 Cross Road
Waterford, CT

Per Section 7.10 of the Regulations for the Protection and Preservation of Inland Wetland and Watercourses
The applicant certifies that:

a. The property on which the regulated activity is proposed is not located within 500 feet of the boundary of an adjoining municipality;

b. Traffic attributable to the completed project on the site will not use streets within an adjoining municipality to enter or exit the site;

c. Sewer or water drainage from the project site will not flow through and impact the sewage or drainage system within an adjoining municipality;

d. Water run-off from the improved site will not impact streets or other municipal or private property within an adjoining municipality.

Applicant / AGENT

8/22/2025
Date

Killingly Engineering Associates

P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

ACCESS AUTHORIZATION

Proposed Site Plan

Eagle AAM, LLC
152 Cross Road
Waterford, CT

On behalf of the applicant, I authorize the Waterford Inland Wetlands Agency and its members to access and inspect the subject land, at reasonable times, during the pendency of the application and for the life of the permit.

Eagle AAM, LLC
Applicant:

Agent: Date: 8/22/2025