

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-25-08

1. Applicant: John L. Staller		Phone: 860-705-0750	
Address: 105 Old Colchester Rd		Quaker Hill	State: CT Zip: 06375
Fax: _____		E-Mail: j3kstaller@yahoo.com	
2. Owner: Same		Phone: _____	
Address: _____		State: _____	Zip: _____
Fax: _____		E-Mail: _____	
3. Agent: James Bernardo, LS		Phone: 860-447-0236	
Address: 102A Spithead Road Waterford		State: CT	Zip: 06385
Fax: _____		E-Mail: jim@jbsurvey.com	
4. Property Address: 125 Old Colchester Road <u>& 105R OLD COLCHESTER (MKT)</u>			
5. Abutting Property Owners – Complete Attached Form			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): Activity within the wetlands upland review area			
7. Description of Proposed Activity (attach sheet if necessary): Construction of a new single-family home including the installation of underground utilities and septic system within the upland review area			
8. Purpose of Activity (attach sheet if necessary): Construction of a new single-family home			
9a. Acreage of Property: 8.9 acres		9b. Acreage of Wetlands: 1.1 acres	
10. Acreage of Wetlands Altered: 0			
11. Wetland Mitigation Proposed: N/A			
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: <u>[Signature]</u>		Date: <u>6/25/2025</u>	
Owner: <u>[Signature]</u>		Date: <u>6/25/2025</u>	
Agent: <u>James Bernardo</u>		Date: 7-22-2025	

Parcel ID	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Address
517300	ASSARD JOSEPH P	1830 ROUTE 85	OAKDALE	CT	06370	137 OLD COLCHESTER ROAD
516700	JAEGER KATARINA C	123 OLD COLCHESTER ROAD	QUAKER HILL	CT	06375	123 OLD COLCHESTER ROAD
516600	SIMONDS REBECCA	43 DOUGLAS LN	WATERFORD	CT	06385	121 OLD COLCHESTER ROAD
519800	SINCALI ANDREW J	P O BOX 325	QUAKER HILL	CT	06375	127R OLD COLCHESTER ROAD
516800	STALLER JOHN L	11 THOMPSON ST	PAWCATUCK	CT	06379	125 OLD COLCHESTER ROAD
519600	STALLER JOHN L	283 BLACKASH ROAD	OAKDALE	CT	06370	105R OLD COLCHESTER ROAD



JOSEPH R. THEROUX

~ CERTIFIED FORESTER/ SOIL SCIENTIST ~
PHONE 860-428-7992 ~ FAX 860-376-6842
P.O. Box 32, VOLUNTOWN, CT. 06384

FORESTRY SERVICES ~ WETLAND IMPACT ASSESSMENTS
WETLAND DELINEATIONS AND PERMITTING ~ E&S/SITE MONITORING
WETLAND FUNCTION/VALUE ASSESSMENTS

1/4/2022

MR. JIM BERNARDO
BERNARDO SURVEYING LLC
102-A SPITHEAD RD.
WATERFORD, CT. 06385

RE: WETLAND DELINEATION, 125 & 105R OLD COLCHESTER ROAD, WATERFORD, CT.

DEAR MR. BERNARDO,

AT YOUR REQUEST I HAVE DELINEATED THE INLAND WETLANDS AND WATERCOURSE ON THE ABOVE REFERENCED PROPERTIES.

THESE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY AND THE DEFINITIONS OF WETLANDS AND WATERCOURSES AS FOUND IN THE CONNECTICUT STATUTES, CHAPTER 440, SECTION 22A-38.

FLUORESCENT PINK FLAGS WITH A CORRESPONDING LOCATION NUMBER DELINEATE THE BOUNDARY OF THE INLAND WETLANDS/WATERCOURSE.

FLAG SERIES WF- 1 THROUGH WF-150 DELINEATE THE NORTHERN AND EASTERN BOUNDARIES OF A LARGE PALUSTRINE FORESTED WETLAND FOUND IN THE WESTERN PORTION OF THE PARCEL. ON THE DATE OF THE DELINEATION, (1/4/2022), THE MAJORITY OF THIS WETLAND WAS INUNDATED.

A WATERCOURSE FLOWS ONTO THE PROPERTY UNDER THE POWER LINE ACCESS ROAD ALONG THE NORTHERN BOUNDARY, AND FLOWS TO THE SOUTH INTO THE NORTHERN PORTION OF THE WETLAND.

THESE WETLAND SOILS ARE CHARACTERIZED BY SHALLOW REDOXIMORPHIC FEATURES AND LOW CHROMA COLORS WITHIN 20 INCHES OF THE SOIL SURFACE.

IN CONCLUSION, IF YOU HAVE ANY QUESTIONS CONCERNING THE DELINEATION OR THIS REPORT, PLEASE FEEL FREE TO CONTACT ME.

THANK YOU,

Joseph R. Theroux

JOSEPH R. THEROUX
CERTIFIED SOIL SCIENTIST
MEMBER SSSSNE, NSCSS, SSSA.