

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

**TOWN OF WATERFORD, CT
PLANNING & DEVELOPMENT**

Date: May 5, 2025

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

Re: **Application #C 25-05 – 18 Cinderella Lane**
Application Review Comments

Proposed Regulated Activity

The application requests authorization to construct a residential on-site septic system within the upland review area of a forested wetland corridor to support a new residence at 18 Cinderella Lane. The parcel is 2.6 acre in area consisting primarily of wooded hillside west of the wetland and disturbed lightly wooded land east of the wetland, where the residence is proposed.

The proposed activity will involve clearing, grading and fill within @ 6,400 square feet of upland review area east of the wetland for installation of the sub-surface leaching area and septic tank and construction of a residence.

Wetland Description

The wetland area is described in the assessment report prepared by CLA Engineers as a forested wetland, with seasonally saturated/flooded hydrology. The proposed grading and silt fence limit extends to within 50 feet of the eastern boundary of the wetland. The wetland continues south onto the adjacent property and discharges to a man-made pond. [Refer to attached GIS location map].

Application Review Comments:

1. The proposed limits of permanent clearing and disturbance should be included on the plan.
2. The referenced 100 ft. wetland buffer limit labeled on plan sheet #2 should be changed to 100 ft. upland review area.
3. The scale on plan sheet #1 is 1" = 40 ft., not 1" = 20 ft.
4. The area of wetland present on the property is indicated on the application form to be 0.21 acre. The wetland assessment report indicates the area of the palustrine forest is 17,372 square feet or 0.40 acre. Clarification is required.

5. The on-site wetland extends south off the property and discharges to an excavated pond. During wet weather and high ground water, it may also have a surface water connection to this off-site waterbody. The wetland is part of a drainage system consisting of intermittent watercourses and man-made ponds that eventually discharges to Smith Cove and the Thames River.

6. Measures to provide long-term vegetative buffers to the forested wetland are recommended to be provided at this site and indicated as a wetland non-encroachment area on the final plan. Activity within a designated wetland non-encroachment area is subject to review and approval by the Conservation Commission in accordance with the Waterford Inland Wetlands & Watercourses regulations. Maintenance of a vegetated buffer adjacent to the wetland boundary would serve to filter surface run-off, stabilize soils, and provide habitat connectivity.

7. The application should explain the status of the "existing gravel drive" that parallels and lies within 12 to 24 feet of the wetland corridor on the property. Is the applicant proposing to maintain this drive and as such is it a part of the proposed regulated activities in the upland review area.



Maureen FitzGerald
Environmental Planner

attachments: 1

