

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 6.3 Upland Review Areas Fee: N/A

Agency Use:

Date Received: 1/9/25

Received By: _____

Application Number: C-25-02

1. Applicant: <u>Town of Waterford</u>		Phone: _____	
Address: <u>15 Rope Ferry Road Waterford</u>		State: <u>CT</u>	Zip: <u>06385</u>
Fax: _____		E-Mail: _____	
2. Owner: <u>Oswegatchie Fire Co. #4 Inc</u>		Phone: <u>860 442 0666</u>	
Address: <u>441 Boston Post Road Waterford</u>		State: <u>CT</u>	Zip: <u>06385</u>
Fax: _____		E-Mail: _____	
3. Agent: <u>LANGAN ENGINEERING (ATTN. BRIAN PHILLIPS)</u>		Phone: <u>203-784-3026</u>	
Address: <u>555 LONG WHARF DRIVE</u>		State: <u>NEW HAVEN, CT</u>	Zip: <u>06511</u>
Fax: <u>N/A</u>		E-Mail: <u>bphillips@langan.com</u>	
4. Property Address: <u>441 BOSTON POST ROAD, WATERFORD, CT 06385</u>			
5. Abutting Property Owners – Complete Attached Form			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): <u>SEE ATTACHED EXECUTIVE SUMMARY</u>			
7. Description of Proposed Activity (attach sheet if necessary): <u>SEE ATTACHED EXECUTIVE SUMMARY</u>			
8. Purpose of Activity (attach sheet if necessary): <u>SEE ATTACHED EXECUTIVE SUMMARY</u>			
9a. Acreage of Property: <u>2.0 AC</u>		9b. Acreage of Wetlands: <u>0.7 AC</u>	
10. Acreage of Wetlands Altered: <u>NONE</u>			
11. Wetland Mitigation Proposed: <u>NO DIRECT WETLAND MITIGATION PROPOSED, UPLAND IMPROVEMENTS INCLUDE REMOVAL OF IMPERVIOUS SURFACES AND ADDED WATER QUALITY MEASURES, SEE ATTACHED EXECUTIVE SUMMARY</u>			
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: <u>X</u> 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>Robert Bink</u>		Date: <u>1/7/25</u>	
Owner: _____		Date: _____	
Agent: <u>Brian Phillips</u>		Date: <u>01/07/25</u>	

Conservation Commission

Properties Adjacent to:

IWW Permit Narrative
Oswegatchie Fire Station
441 Boston Post Road
Waterford, CT 06385
Langan Project No.: 140286501
01/07/2025



EXECUTIVE SUMMARY

This narrative has been prepared in support of the inland wetland/ watercourse permit application for the proposed fire station and associated site work at the Oswegatchie Fire Station at 441 Boston Post Road in Waterford, CT. The project includes a new fire station and the demolition of the existing fire station once the new station is online. Associated site work includes new concrete sidewalks, bituminous concrete paved parking and drive aisles, stormwater quality and utility improvements, and new landscaping and lighting. Portions of the proposed building and associated site work fall within the 100-foot upland review area for two delineated wetland areas (please see the included Wetland Delineation Report prepared by All-Points Technology Corp. and dated 08/14/2024).

The activities to be reviewed and/or licensed within the upland review areas include the removal of two shed structures, removal of existing bituminous concrete paved areas, and the addition of the new fire station, new bituminous concrete paved areas, concrete curbing and sidewalks, utility structures, and stormwater quality improvements including a net decrease of impervious areas, a pretreatment swale and rain garden. No direct impacts to wetland areas are proposed. Please see the site and landscape plans and stormwater report included in this application package for additional information.

Multiple alternatives for the site and building development were reviewed prior to this application. The renovation of the existing fire station was deemed unfeasible because of the age of the current structure and required programming for the new station. An option to demolish the existing station and build within the current footprint was also deemed unfeasible because it would result in an interruption of fire services to the station's district. The proposed location was chosen because it will allow the existing station to remain operational while construction of the new station is being completed. The new fire station was located as far from and outside the upland review area of the main wetland #1 (a wetland area which includes an intermittent watercourse). The location of the building does place it within the upland review area of wetland #2 (which is predominantly a drainage swale and does not currently support any significant wetland functions or values outside of stormwater conveyance).

The proposed site work aims to improve the existing conditions of the upland review areas through a decrease of impervious surfaces and stormwater quality improvements. Additionally, the proposed fire station will provide improved life safety services for the residents of Waterford.