

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

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

Date: October 30, 2024

To: Waterford Conservation Commission

**Re: Application #C 24-10 – 81 Miner Lane
Application Review Comments**

Proposed Regulated Activity

The application requests authorization to construct a new residence, with a pool and shed within the 100 ft. upland review area (URA) of a forested wetland at 81 Miner Lane. The parcel is 2.96 acres in area and contains a 1.40 acre forested wetland on poorly drained soils in the central portion of the property. The proposed development is to the south of the wetland. The proposed area of disturbance in the URA is approximately 12,500 sq. ft. or 0.3 acre.

Regulated activities include excavation and grading upgradient of inland wetlands for construction of a residence and associated pool and outbuilding.

Wetland Description

A wetland and watercourses report was included in the application, prepared by Ian Cole, LLC. dated May 15, 2024. The wetland is a forested red maple wetland with poorly drained soils in the Ridgebury/Leicester series with very poorly drained Whitman soils in the lower elevation pockets. The wetland soils extend north off the property into abandoned pasture land, and eventually drain east under Miner Lane to wetlands in the Fenger Brook watershed.

The south boundary of the wetland is composed of shrub cover that continues to the property boundary. The area of proposed site disturbance is located within this cover type. Refer to attached site photographs.

Application Review Comments:

1. A mailing address for the applicant is required in order to complete required notifications per state statute.
2. The site plan does not indicate proposed grading around the house construction. It is likely that cut and fill will be involved in establishing the foundation for the residence. The proposed limit of clearing off the northwest side of the foundation is within 15 and 20 feet of the footprint. Allowing for additional area for machinery and grading around this portion of the structure could be accommodated while maintaining sufficient vegetated buffer to the wetland. A schematic showing a 40 ft. vegetative buffer offset from wetland boundary flags #8 through #11 is attached for Commission consideration.

3. The site is proposed to be connected to municipal water and sewer service on Miner Lane.
4. The approved limits of clearing and grading within the upland review area should be identified and marked on the property as a wetland non-encroachment area as a condition of site plan approval.
5. Due to the presence of dense shrub cover and invasive plant species in the area of construction, it is recommended the non-encroachment boundary be marked with 4x4 wood posts affixed with non-encroachment area identification markers.


Maureen FitzGerald
Environmental Planner



View south of existing vegetation bordering wetland



Forested wetland interior



Forested wetland interior

