

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886

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

Date: November 4, 2024

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

**Re: Application #C 24-11 – 22A Avery Lane
Application Review Comments**

Proposed Regulated Activity

The application requests authorization to construct a new residence, garage and pool within the 100 ft. upland review area (URA) of a large riparian wetland bordering Nevins Brook at property located 22A Avery Lane. The original lot of 22A Avery Lane was authorized for residential construction in 2002 as a subdivision lot by permit #IWW 02-32. As a condition of the subdivision wetland permit, a non-encroachment boundary was established along the western side of the property, off-set 100 feet from the edge of Nevins Brook channel. This is consistent with riparian protection recommendations outlined in the Jordan Brook Watershed management plan.

The property owner has since acquired additional land south of the original subdivision property boundary containing additional wetland and area designated as an AE flood hazard zone.

The parcel now consists of 3.89 acres and contains a 2.08 acre of forested wetlands as well as wooded floodplain. The proposed area of disturbance in the URA is approximately 11,500 sq. ft. or 0.26 acre.

Regulated activities include excavation and grading upgradient of inland wetlands for construction of a residence, garage and pool. The site is proposed to be connected to municipal water and sewer service. No direct wetland impacts are proposed.

Wetland Description

A wetland and watercourses report was included in the application, prepared by Ian Cole, LLC. dated July 2, 2024. The wetland consists of a seasonally flooded wooded swamp with some shrub/scrub open areas bordering Nevins Brook channel and the municipal sewer easement. The wetland soils are mapped as Catden and Freetown mucks, poorly drained. Refer to attached AE floodplain mapping.

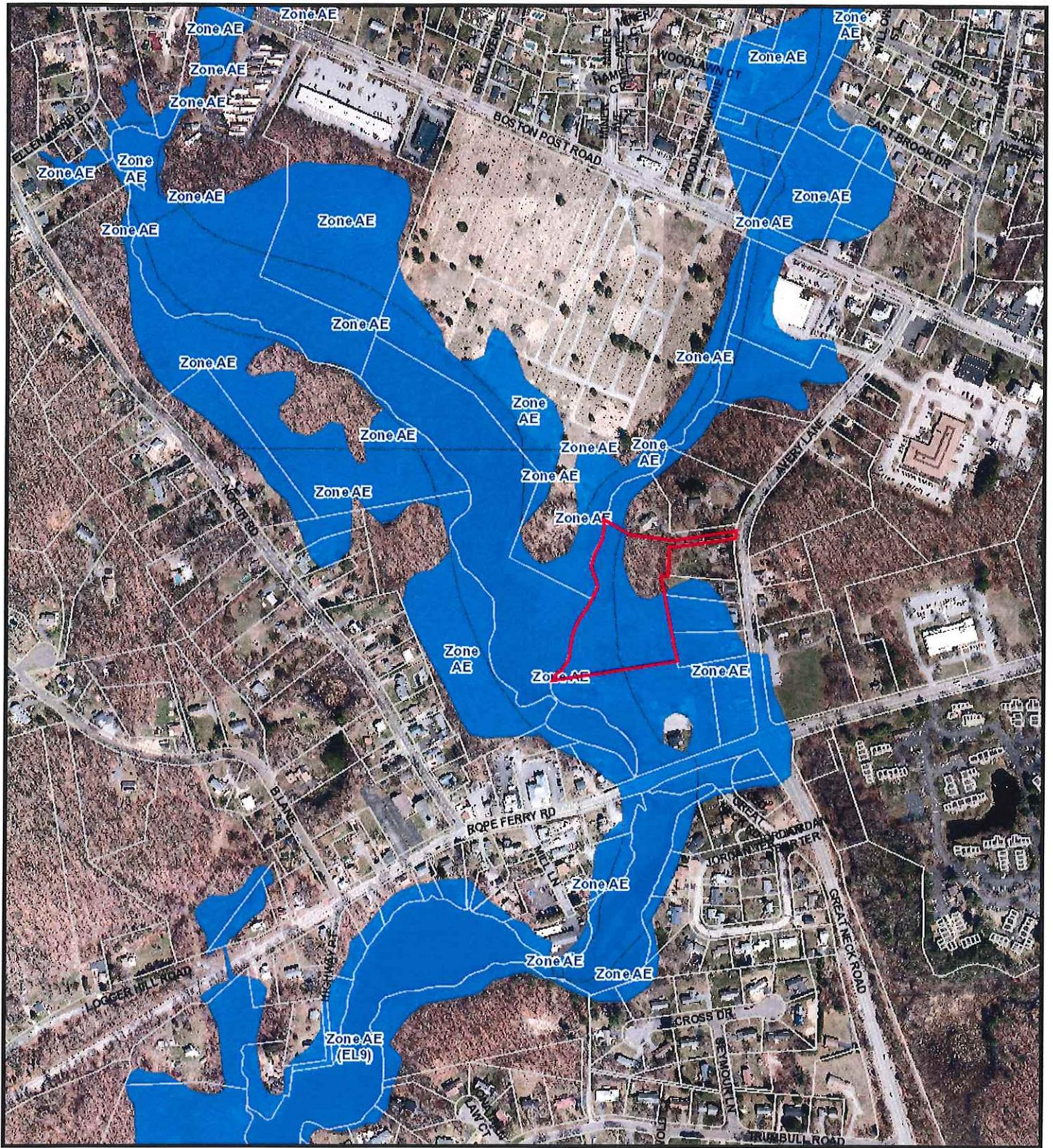
The wetland is part of the Jordan Brook watershed and is identified in the watershed management plan as NM-1, part of the Nevins Brook mainstem. The relative wetland value assigned to NM-1 is average for the watershed. (Refer to attached wetland summary map).

Application Review Comments:

1. The site plan does not indicate proposed grading around the house construction. Some filling will be involved in establishing the grading for the foundation of both the residence and garage structures. The proposed limit of clearing west of the house and garage footprint is a minimum of 10 feet from the edge of the structure.
2. The extension of the perimeter erosion and sediment controls are recommended to be continued along the northern boundary of the site construction and extend to the southeastern limit of clearing and grading.
3. The extent of the AE flood hazard area is recommended to be designated with hatched-lines or shading on the site plan to facilitate identification of this hazard area.
4. Stormwater run-off control measures are recommended to collect and pre-treat site run-off from paved surfaces prior to discharge to Nevins Brook.
5. The non-encroachment boundary limit established for lot 22A Avery Lane as part of inland wetland permit 02-33 is indicated on the site plan. This boundary was established at a 100 ft. off-set from the edge of Nevins Brook channel. The proposed plan shows a 50 ft. wetland off-set line from the wetland boundary.
6. To provide contiguous wetland protection from site development consistent with the original subdivision approval, the Commission may consider extending the non-encroachment boundary along the Nevins Brook riparian corridor at a 100 ft. off-set from the brook channel south to a point parallel to wetland flag #10. Thence, extend the wetland non-encroachment boundary line east to the eastern stone wall property limit at an off-set of 50 feet from wetland flags #22 and 23, forming a rectangular clearing and grading extent around the proposed structures. A proposed non-encroachment area boundary is shown on the attached sketch for consideration.
7. If the proposed non-encroachment boundary sketch is accepted by the Commission as the authorized limit of activity, the 50 ft. wetland off-set line should be eliminated from the final site plan.
8. No activity, including but not limited to including but not limited to clearing, grading, filling or removal of vegetation shall be conducted within the non-encroachment area without specific authorization from the Conservation Commission. The purpose of this vegetated non-encroachment area is to protect inland wetland resources and watercourses from direct and indirect impacts associated with adjacent land development.


Maureen FitzGerald
Environmental Planner

attachments (4pp)



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Scale: 1"=500'

Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Town of Waterford WETLANDS SUMMARY

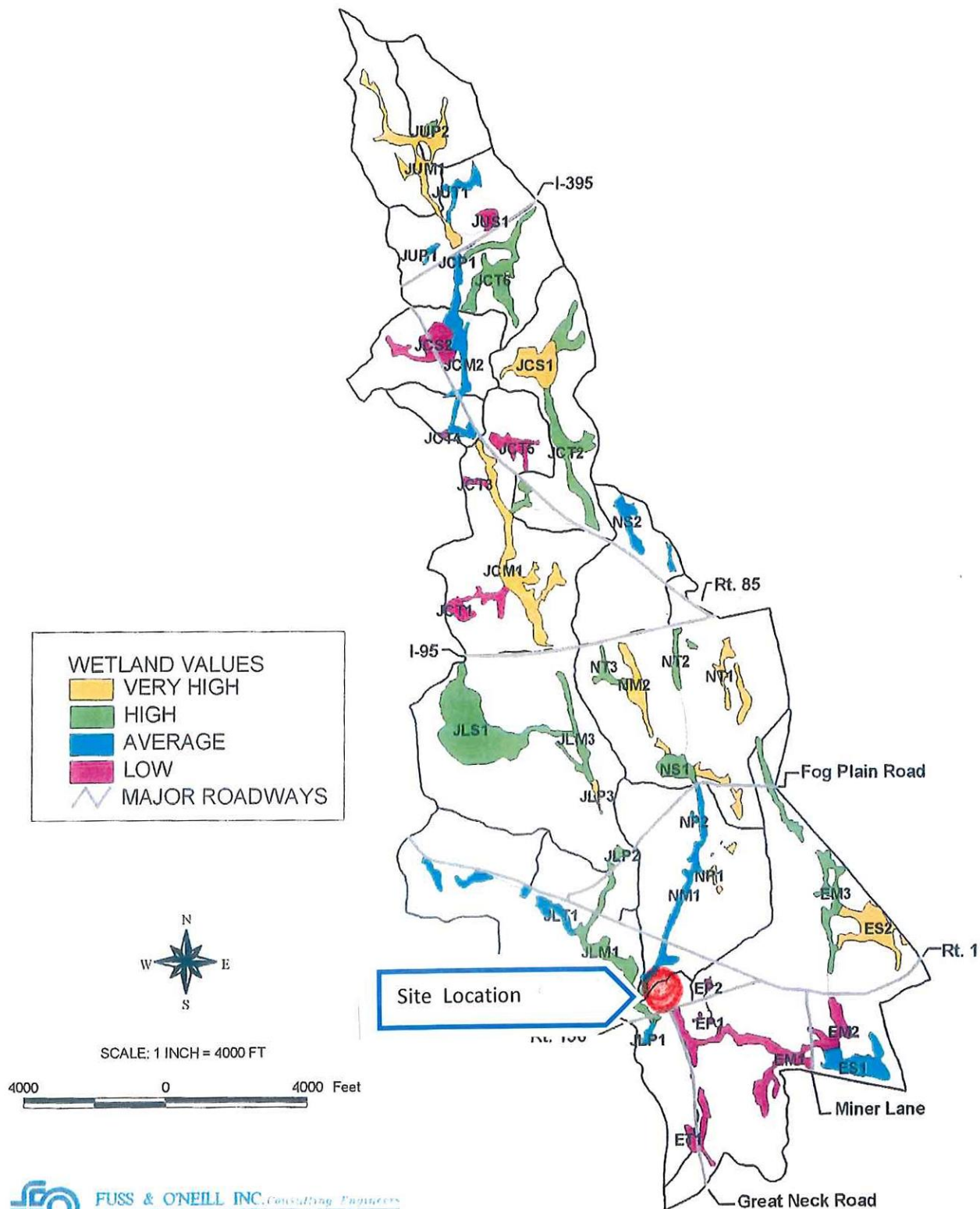


TABLE 6
INLAND WETLANDS SUMMARY
JORDAN BROOK WATERSHED MANAGEMENT PLAN
TOWN OF WATERFORD
FEBRUARY 2000

Wetland	Area (acres)	Mean Conductivity (umhos/cm)	Mean FVI (Score)	Mean WVU (Score)	Subjective Opinion (Score)	Final Wetland Value	Water Quality Sensitive	Special Signif.
Lower Jordan Brook								
JLM1	37.4	80	0.66	24.67	3	High	I	X
JLM2	2.0	72	0.68	1.35	4	Very High	P	X
JLM3	17.1	60	0.66	11.25	2	High	P	
JLT1	18.9	94	0.50	9.51	2	Average	I	
JLS1	93.9		0.62	58.61	3	High		X
JLP1	3.0	98	0.49	1.48	2	Average	I	
JLP2	2.1	71	0.64	1.34	3	High		
JLP3	3.4	74	0.69	2.35	4	Very High	P	X
Central Jordan Brook								
JCM1	60.1	82	0.75	44.78	3	Very High	P	X
JCM2	31.4	83	0.57	17.99	2	Average	I	
JCT1	16.3	51	0.46	7.48	2	Low		
JCT2	47.0	56	0.68	31.86	3	High	P	X
JCT3	22.7		0.48	10.97	2	Low		
JCT4	7.0		0.49	3.43	2	Low		
JCT5	12.4		0.55	6.85	1	Low		
JCT6	40.4	154	0.62	25.24	4	High	P	X
JCS1	27.1		0.74	20.17	4	Very High		X
JCS2	26.6		0.47	12.53	2	Low	I	
JCP1	6.0		0.56	3.34	2	Average	I	
Upper Jordan Brook								
JUM1	45.5	38	0.72	32.96	4	Very High	P	X
JUT1	9.5		0.59	5.56	2	Average		
JUS1	3.6		0.48	1.73	1	Low		
JUP1	2.2		0.50	1.11	2	Average	I	
JUP2	2.8	56	0.59	1.65	3	High		
Nevins Brook								
NM1	30.3	97	0.56	16.99	2	Average	I	
NM2	16.3	102	0.71	11.56	3	Very High	P	X
NT1	26.8	110	0.74	19.82	4	Very High	P	X
NT2	6.5	253	0.50	3.25	3	High	I	
NT3	7.1	84	0.65	4.64	3	High		
NS1	13.9		0.60	8.35	4	High		
NS2	14.4	62	0.58	8.34	2	Average	I	
NP1	2.5	33	0.67	1.67	4	Very High	P	X
NP2	3.7	102	0.57	2.09	2	Average	I	

