

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-24-11

1. Applicant: David Waddington		Phone: 860.912.1198
Address: 140 Ct Rte 32		State: CT Zip: 06254
Fax:	E-Mail: davidwaddingtonjr@yahoo.com	
2. Owner: Same as applicant		Phone:
Address:		State: Zip:
Fax:	E-Mail:	
3. Agent: Brian D. Florek, LS CFS		Phone: 860.271.6006
Address: 239 Shore Road, Waterford		State: CT Zip: 06385
Fax:	E-Mail: bflorek@floreksurveyingllc.com	
4. Property Address: 22A Avery Lane		
5. Abutting Property Owners – Complete Attached Form		
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary):		
Construction of new home, garage and pool		
7. Description of Proposed Activity (attach sheet if necessary):		
Construct new home, garage and pool		
8. Purpose of Activity (attach sheet if necessary):		
9a. Acreage of Property: 3.89		9b. Acreage of Wetlands: 2.08
10. Acreage of Wetlands Altered: 0		
11. Wetland Mitigation Proposed:		
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:		Date: 10.22.24
Owner:		Date: 10.22.24
Agent:		Date: 10/22/24



Abutting Property Owners:

Parcel_ID	Owner	Location	City	State	Zip
61200	JORDAN CEMETERY & JORDAN MUTUAL CEMETERY	240 BOSTON POST ROAD	WATERFORD	CT	06385
10300	KNEALE LOIS E L/U & TOTMAN CHRISTOPHER	24 AVERY LANE	WATERFORD	CT	06385
10200	SAUNDERS LEE & TIFFANY	20 AVERY LANE	WATERFORD	CT	06385
649600	GOULEKAS DALE K TR	75 ROPE FERRY ROAD	NIANTIC	CT	06385
9900	ROBINSON EDWARD K & NORINE J	14 AVERY LANE	WATERFORD	CT	06385
10320	SYLVIA JOSEPH W & MANDY	22B AVERY LANE	WATERFORD	CT	06385



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

PO BOX 619

Middletown, CT 06457

Itcole@gmail.com

860-514-5642

July 2, 2024

Mr. David Waddington
Historic Granite House LLC
75 Rope Ferry Road
Waterford, CT 06357

**RE: WETLAND & WATERCOURSE DELINEATION REPORT
75 ROPE FERRY ROAD
22A – AVERY LANE
WATERFORD, CONNECTICUT**

Dear Mr. Waddington:

At your request, I completed a field delineation of the Connecticut jurisdictional freshwater inland wetland and watercourses at the above referenced project site located at 75 Rope Ferry Road and 22A Avery Lane in Waterford, Connecticut.

DELINEATION METHODOLOGY

The wetland delineation was completed in accordance with the standards of the Natural Resources Conservation Services (NRCS) National Cooperative Soil Survey and the definitions of inland wetlands and watercourses as found in the Connecticut General Statutes, Chapter 440, Sections 22a-36 through 22a-45 as amended. Wetlands, as defined by the Statute, are those soil types designated as poorly drained, very poorly drained, floodplain or alluvial in accordance with the NRCS National Cooperative Soil Survey. Such areas may also include disturbed areas that have been filled, graded, or excavated and which possess an aquic (saturated) soil moisture regime.

Watercourses means rivers, streams, brooks, waterways, lakes, ponds, marshes, swamps, bogs, and all other bodies of water, natural or artificial, vernal, or intermittent, public, or private, which are contained within, flow through or border upon the Town of Watertown or any portion thereof not regulated pursuant to sections 22a-28 through 22a-35, inclusive, of the Connecticut General Statutes. Intermittent watercourses are defined permanent channel and bank and the occurrence of two or more of the following characteristics: (a) evidence of scour or deposits of recent alluvium or detritus, (b) the

presence of standing or flowing water for duration longer than a particular storm incident, and (c) the presence of hydrophytic vegetation.

WETLAND SURVEY RESULTS

The wetland survey was completed on June 11, 2024. The wetland survey was performed under blue sky conditions. The on-site wetland delineation examined the upper 20" of the sites soil profile for the presence of hydric soil conditions and delineated any wetland and/or watercourse boundaries located within the survey area. Those areas meeting the wetland criteria noted above were marked in the field with sequentially numbered pink wetland delineation flagging labeled 1 through 25 and 1A-36A. Figure 1: Wetland Sketch illustrates the approximate wetland locations and corresponding flag series. Please note the wetland sketch is for planning purposes and the graphic showing the wetland locations are subject to refinement once traditionally located by a licensed land surveyor and formally adopted by the Town.

The combined parcels (22A- Avery Ln 1.06-acers & 75 Rope Ferry Rd 8.39-acres) total 9.45-acres of contiguous land. The historic Granite House and maintained grounds at 75 Rope Ferry Road is located in the southeast corner of the project site. Nevins Brook flows along the western property boundary of parcel 22A Avery Lane to it's confluence with Jordan Brook which flows along the western property boundary of 75 Rope Ferry Road. A forested wetland continuous with the Jordan Brook/Nevins Brook wetland complex occupies the low-lying land between the existing historic homesite at 75 Rope Ferry Road and Parcel 22A Avery Lane. Generally, the wetlands are well-defined as poorly drained wetland conditions quickly give rise to well-drained sandy soils and an upland vegetation community.

The balance of the property is densely wooded. Along the flagged regulated wetland boundary the wetland exhibits classic wooded swamp vegetation with red maple (*Acer rubrum*) dominating the forest overstory, and a dense shrub stratum of various species including but not limited to spicebush (*Lindera benzoin*), winterberry (*Ilex verticillata*), highbush blueberry (*Vaccinium corymbosum*) with patches of multiflora rose (*Rosa multiflora*) and Japanese Barberry. The wetland forest floor is carpeted in skunk cabbage which marks the edge of the wetland boundary.

The overall wetland community exhibits seasonally flooded palustrine wooded swamp wetland vegetation, including:

Trees: Red Maple, yellow birch.

Shrubs: Highbush blueberry, spicebush, winterberry, Japanese barberry

Herbaceous: - Phragmites, reed canary grass, cattail, knotweed, tussock sedge, cinnamon fern, fringe-sedge, skunk cabbage.

The above is not an exhaustive list, but a sample of commonly encountered vegetation that characterizes the on-site wetland community. Representative photos of the site are attached below.

SOIL SURVEY

The soils identified on-site are a refinement of the Natural Resources Conservation Service (NRCS) Websoil Soil Survey. The site occurs at the interface of an ablation till landscape covering the northern highlands with the sandy outwash parent material that blankets the level low-lying topography to the south.

Wetland Soils

The primary wetlands soil series along the flagged wetland boundary are classified as Catden and Freetown mucks. These very poorly drained soils occur in level outwash areas of sands and gravels and are often found on the broad flat areas where tributaries spread out, deenergize, and allow fine-textured sediments and organics to accumulate creating mucky conditions.

Upland Soils

The upland soils were not examined in great detail except as necessary to delineate the wetland boundary. The majority of the upland soils in the northern limits of the project site off Avery Lane are mapped and classified as Sutton and Canton soils. Sutton soils can be associated with a perched high seasonal water table due to shallow soils over dense glacial till. The upland soils in vicinity of the historic Granite House are mapped and characterized as belonging to the sandy Agawam soil series. These well-drained soils consists of gravelly sandy loam and are generally well suited to support development.

If you have any questions or comments, please do not hesitate to contact me at itcole@gmail.com or (860) 514-5642.

Sincerely,



Ian T. Cole
Professional Registered Soil Scientist
Professional Wetland Scientist #2006

Attachments:

GIS PARCEL MAP
WETLAND SKETCH
NRCS SOIL SURVEY
SITE PHOTOS



6/10/2024 9:52:54 PM

Scale: 1"=125'

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.

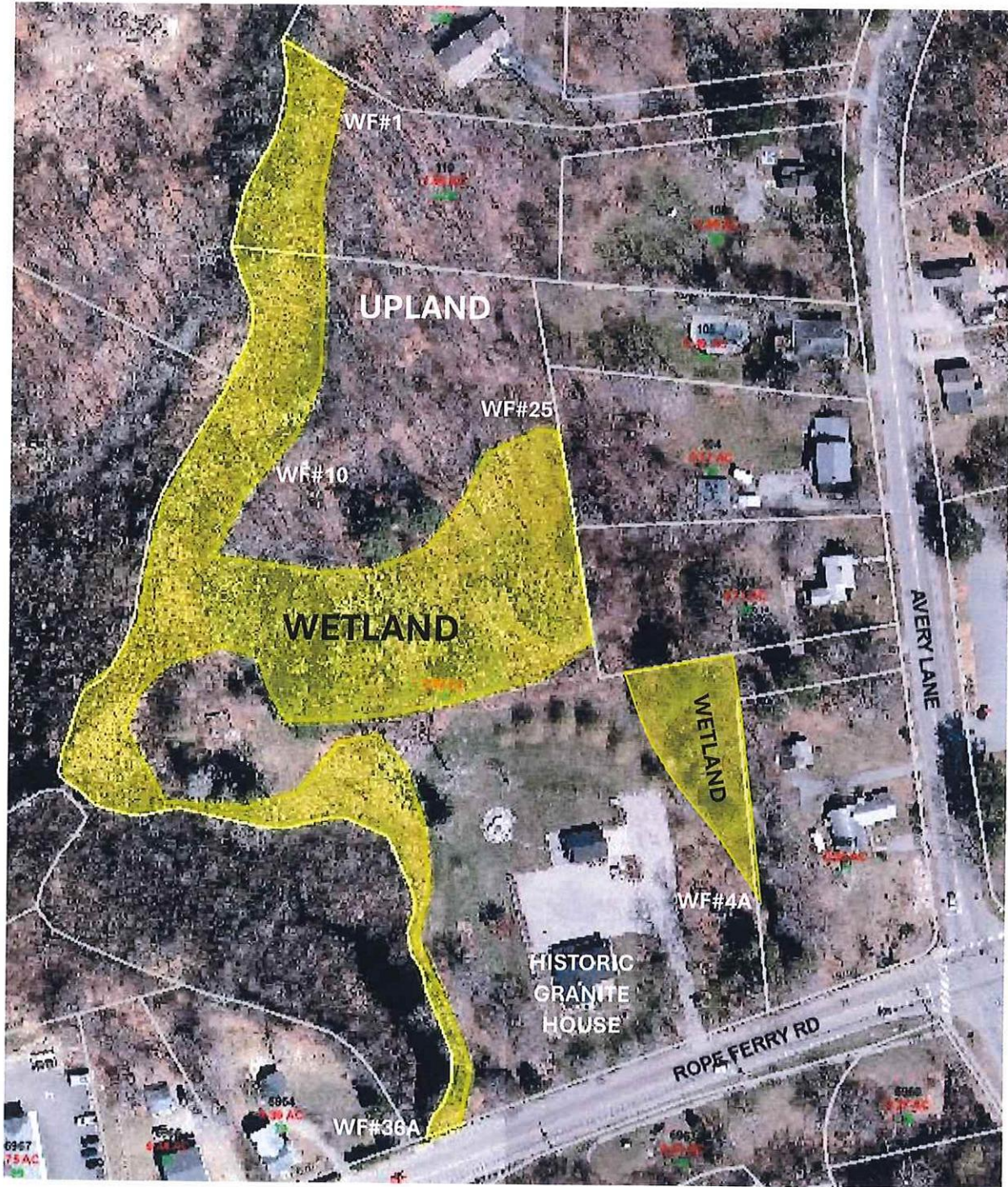


WETLAND SKETCH

75 ROPE FERRY ROAD & 22 AVERY LANE

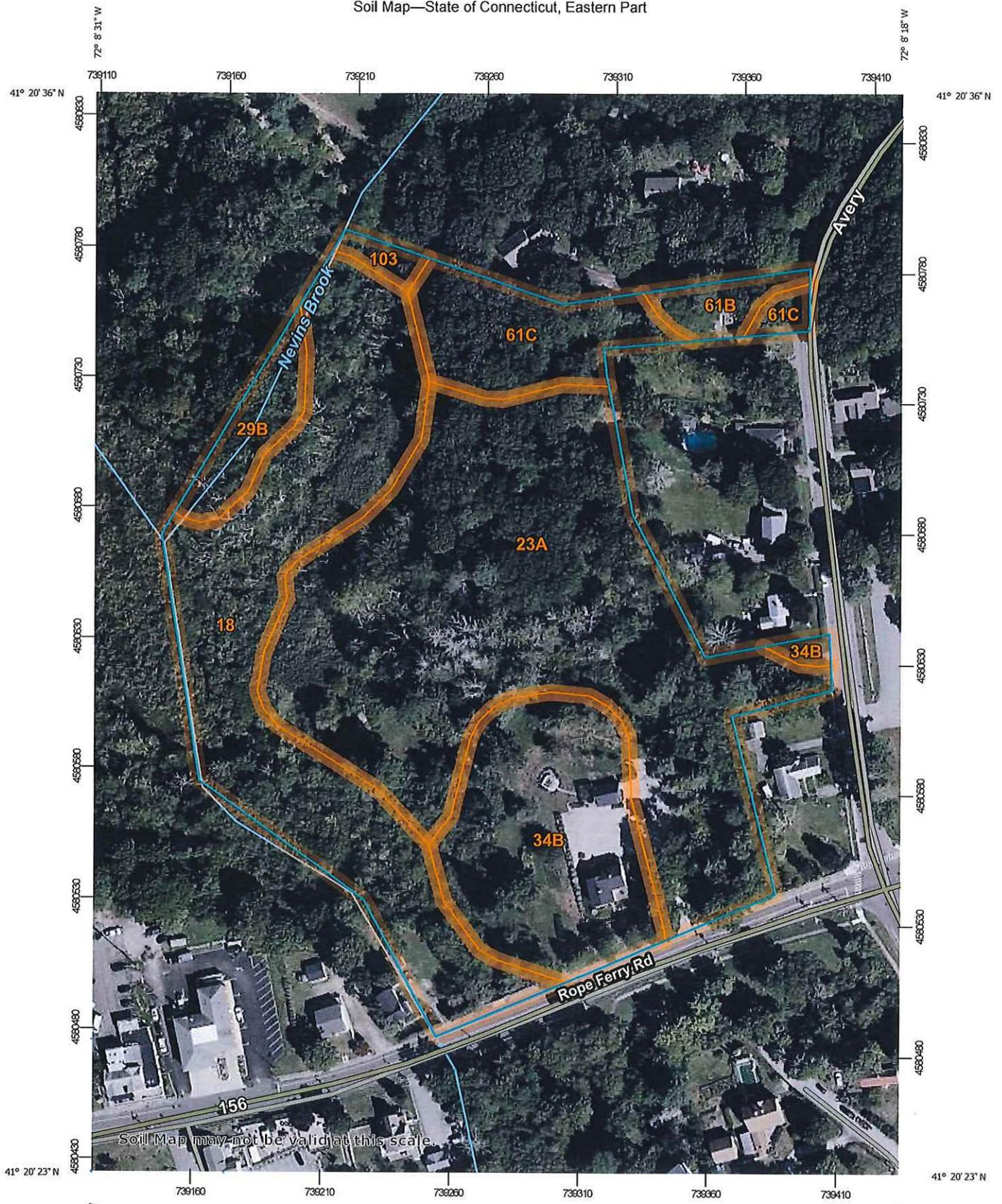
WATERFORD

HISTORIC GRANITE HOUSE LLC



Disclaimer: This map is for planning purposes only. Verification of its accuracy, currency and completeness is the responsibility of the reader's own independent research. All inland wetland and watercourse boundaries are subject to refinement once traditionally field located by a Licensed Land Surveyor and formally adopted by the Town. Ian Cole LLC shall not be held liable for any loss, damages or claims made in relation to anyone referring to this map.

Soil Map—State of Connecticut, Eastern Part



Map Scale: 1:2,020 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

6/14/2024
Page 1 of 3

MAP LEGEND

Area of Interest (AOI)		Area of Interest (AOI)		Spoil Area
Soils		Soil Map Unit Polygons		Stony Spot
		Soil Map Unit Lines		Very Stony Spot
		Soil Map Unit Points		Wet Spot
Special Point Features		Blowout		Other
		Borrow Pit		Special Line Features
		Clay Spot	Water Features	
		Closed Depression		Streams and Canals
		Gravel Pit	Transportation	
		Gravelly Spot		Rails
		Landfill		Interstate Highways
		Lava Flow		US Routes
		Marsh or swamp		Major Roads
		Mine or Quarry		Local Roads
		Miscellaneous Water	Background	
		Perennial Water		Aerial Photography
		Rock Outcrop		
		Saline Spot		
		Sandy Spot		
		Severely Eroded Spot		
		Sinkhole		
		Slide or Slip		
		Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut, Eastern Part
Survey Area Data: Version 1, Sep 15, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 14, 2022—Oct 6, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
18	Catden and Freetown soils, 0 to 2 percent slopes	3.3	26.9%
23A	Sudbury sandy loam, 0 to 5 percent slopes	5.4	44.4%
29B	Agawam fine sandy loam, 3 to 8 percent slopes	0.4	3.1%
34B	Merrimac fine sandy loam, 3 to 8 percent slopes	1.9	15.3%
61B	Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony	0.2	1.9%
61C	Canton and Charlton fine sandy loams, 8 to 15 percent slopes, very stony	0.9	7.6%
103	Rippowam fine sandy loam	0.1	0.8%
Totals for Area of Interest		12.2	100.0%

WETLAND SURVEY PHOTOS

JUNE 11, 2024

WATERFORD

CONNECTICUT



Photo 1: General wetland conditions in the low-lying land between 75 Rope Ferry Road and 22A Avery Lane.



Photo 2: Example of the forested wetlands edge along the western side of the project site.

Wetland Delineations

Wetland Evaluations

Soil Evaluations



Photo 3: General dense wooded conditions of 22A Avery Lane and north portion of 75 Rope Ferry Road.



Photo 4: Example of the general conditions of grounds that surround the historic Granite House.