

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: \$110.00

Agency Use:

Date Received: 4/6/2023

Received By: _____

Application Number: C-23-1

1. Applicant: Bruce A. Chudwick		Phone: (860) 539-5363	
Address: 9 Tall Timbers Drive, Farmington		State: CT	Zip: 06032
Fax: N/A	E-Mail: brucechudwick@gmail.com		
2. Owner: Susan Riley Chudwick		Phone: (860) 841-5047	
Address: 9 Tall Timbers Drive, Farmington		State: CT	Zip: 06032
Fax: N/A	E-Mail: chudfam@comcast.net		
3. Agent: N/A		Phone:	
Address:		State:	Zip:
Fax:		E-Mail:	
4. Property Address: 26 Nichols Lane, Waterford, CT			
5. Abutting Property Owners – Complete Attached Form ☒			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary):			
Constructing of addition to existing 2 story house and 1-1/2 bay garage within Upland Review Area.			
7. Description of Proposed Activity (attach sheet if necessary):			
Constructing of approx. 1,300 sq. ft., 2 story addition to existing 2 story house; covered screened in porch and stairs; approx. 430 sq. ft. 1-1/2 bay garage; relocation of existing outdoor shower to back of addition.			
8. Purpose of Activity (attach sheet if necessary): Make property accessible and useable for entire family.			
9a. Acreage of Property: .48 acres		9b. Acreage of Wetlands: .12 acres (est.)	
10. Acreage of Wetlands Altered: None			
11. Wetland Mitigation Proposed: None			
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: [Signature]		Date: 3/31/23	
Owner: Susan R. Chudwick		Date: 3/31/23	
Agent:		Date:	

Conservation Commission

Properties Adjacent to:

[illegible]

RECEIVED
APR - 6 2023
Planning & Development
Town of Waterford, CT

SUSAN RILEY & BRUCE A. CHUDWICK

**9 Tall Timbers Drive
Farmington, CT 06032
Cellphone Numbers: (860) 841-5047; (860) 539-5363**

April 6, 2023

HAND DELIVERED

Ms. Maureen FitzGerald, Environmental Planner
Town of Waterford
15 Rope Ferry Road
Waterford, CT 06385



Re: 26 Nichols Lane – Application for Inland Wetland/Watercourse Permit

Dear Maureen:

Enclosed please find one original and seven copies of the above-referenced completed application, a current survey for the proposed residential improvements and additions to the property at 26 Nichols Lane and pictures of the current property taken on April 2, 2023. Also enclosed is our check for \$110.00 for the application fee. Please process this application for consideration and approval by the Conservation Commission.

By way of background, Susan acquired this property in April 2021, and the adjacent property located at 22 Nichols Lane, from the husband of her late cousin. Susan's aunt and uncle, Ted and Maureen Wirth, acquired these properties in 1967 from Wayne Dickson, who we believe was an heir to Ms. Lembe Dickson. According to some historical information about Pleasure Beach, Ms. Dickson acquired these properties, commonly known then as "the Pond Lot," in 1922 when the house, now commonly referred to by Susan's family as "the Cottage," was constructed.

Susan and her family visited the property almost every summer since she was a young child, enjoying spending time with her aunt, uncle, cousins and friends, at nearby Pleasure Beach. It was gratifying to her and others in her family that the properties are remaining in the family.

Our current residence is in Farmington, Connecticut, where we have lived since 1986 and raised our family. At some point in the future we hope to make the Cottage our Connecticut residence and continue to enjoy the area and Pleasure Beach with our children and grandchildren. In order to do that we need to expand the house to provide for more than the one bathroom and two bedrooms that currently exist within the 907 square feet of living space. Therefore, we are seeking the Town's approval to construct an addition to the Cottage and a 1.5 bay garage on the existing driveway to house one vehicle and ancillary beach gear.

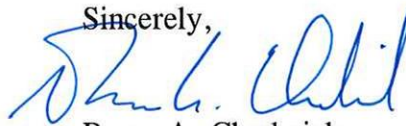
In our plans, we have carefully avoided any disturbance of the wetlands that exist at 26 Nichols Lane and have no plans to make any improvements at 22 Nichols Lane, which is almost entirely wetlands. We have worked closely with you to ensure the no wetlands areas were disturbed when we recently removed trees that were endangering the Cottage. We have also been careful to take all appropriate steps to seek the Commission's approval, including having our soil scientist re-map the wetlands (which he originally did some 20 years ago), hiring our surveyor to prepare a proper survey of the properties, and hiring our architect to work with our surveyor to complete preliminary designs of the improvements so that the survey would accurately reflect those improvements and give the Commission the information it needs.

Thank you for your time and helpfulness over these past many months. We look forward to meeting with you and the Commission in person when it considers our application so that any questions and comments can be addressed at that time.

Sincerely,


Susan Riley Chudwick

Sincerely,

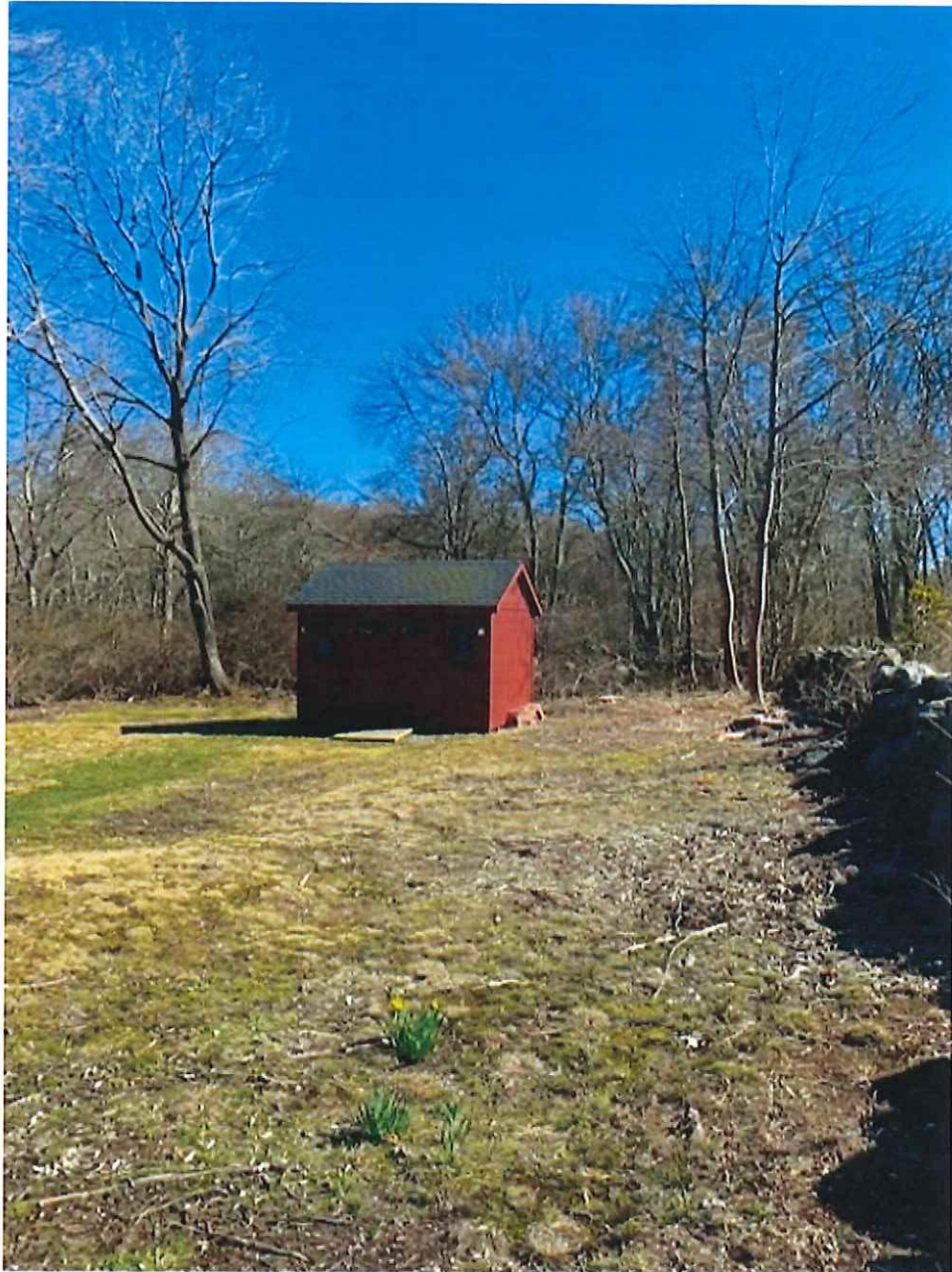

Bruce A. Chudwick

















LEGEND

These standard symbols might be found in the drawing.

- CONC. Concrete
BIT. Bituminous
U Utility Pole
WV Water Valve
GV Gas Valve
Boundary Line
Edge of Road / Drive
Stone Wall
CB Catch Basin
SMH Sewer Manhole
I.P.S. 5/8" Iron Pin Set
D.H.F. Drill Hole Found
D.H.S. Drill Hole Set
WLF 2 Wetland Flag
GMS Granite Merestone
EX. CONC. MON. Existing Concrete Monument
TBS To Be Set
Vynal Fence

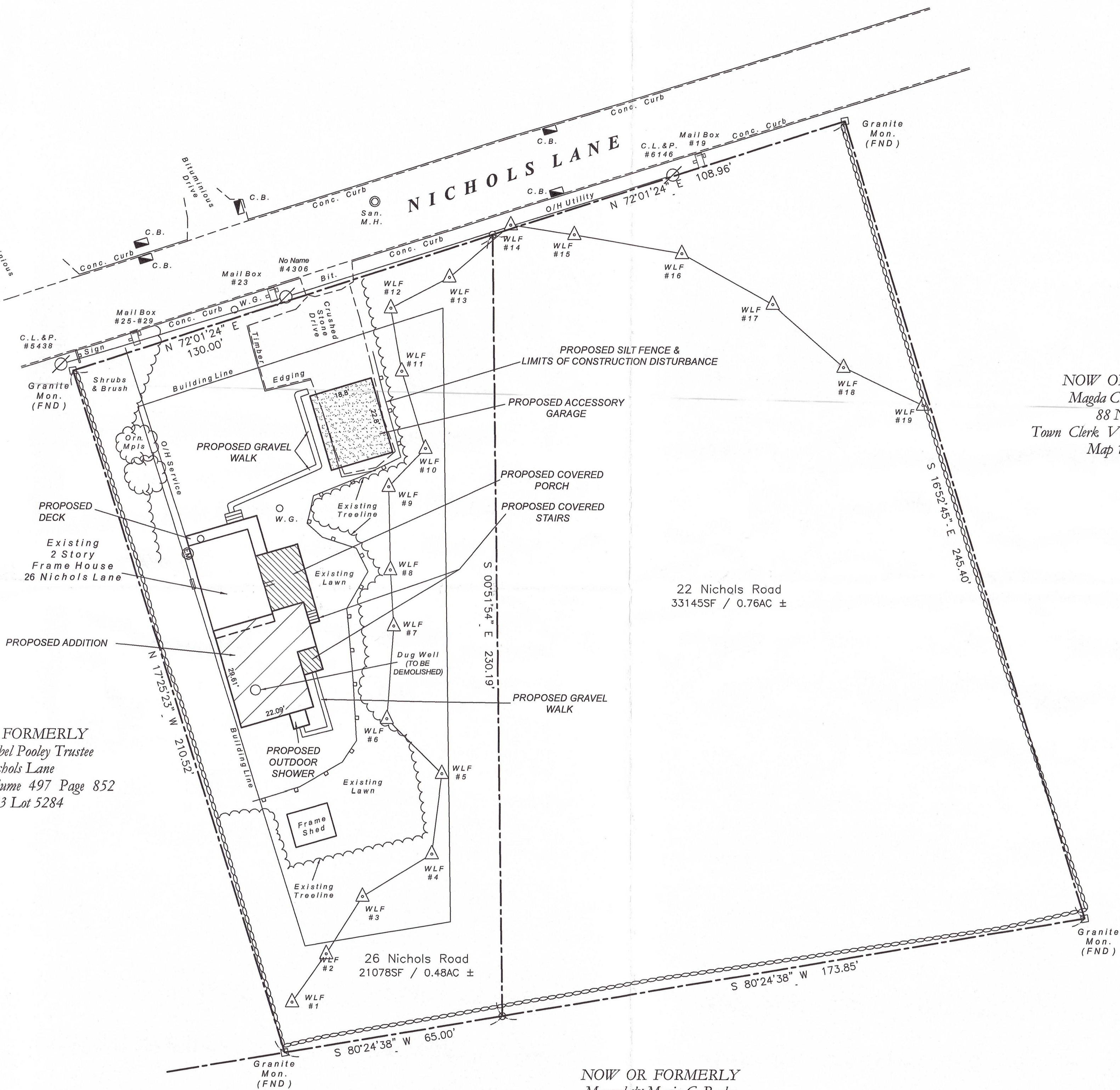
Zoning Compliance Chart Zone: VR-7.5 (Home)		
Minimum Lot Area:	Required: 7,500 s.f.	Provided: 21,078 s.f.
Minimum Lot Frontage:	100 ft.	130.00 ft.
Minimum Lot Width:	60 ft.	95 ft.
Minimum Front Yard Setback:	16 ft.	57.4 ft.
Minimum Side Yard Setback:	15 ft.	16.1 ft.
Minimum Rear Yard Setback:	30 ft.	96.4 ft.
Maximum Building Coverage:	25%	9.1%
Maximum Building Height:	20 ft.	20 ft.

¹ Combined House W/ Addition & Accessory Garage

Zoning Compliance Chart Zone: VR-7.5 (Accessory Garage)		
Minimum Lot Area:	Required: 7,500 s.f.	Provided: 21,078 s.f.
Minimum Lot Frontage:	100 ft.	130.00 ft.
Minimum Lot Width:	60 ft.	95 ft.
Minimum Front Yard Setback:	16 ft.	28.6 ft.
Minimum Side Yard Setback:	15 ft.	30.3 ft.
Minimum Rear Yard Setback:	30 ft.	167 ft.
Maximum Building Coverage:	25%	9.3%
Maximum Building Height:	20 ft.	20 ft.

¹ Combined House W/ Addition & Accessory Garage.

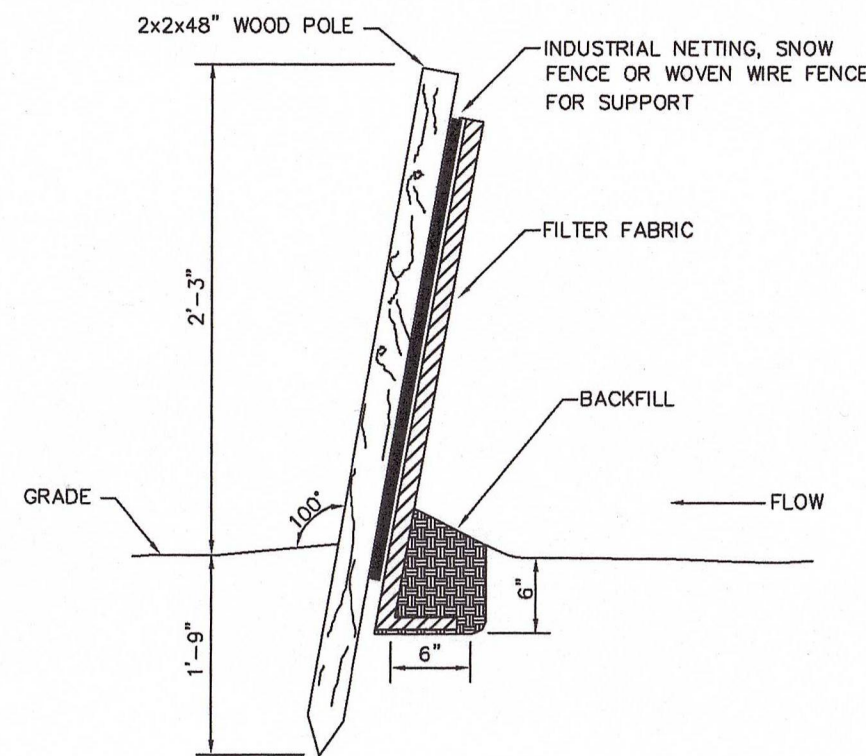
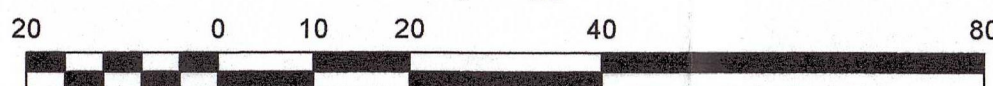
NOW OR FORMERLY
David & Mabel Pooley Trustee
28 Nichols Lane
Town Clerk Volume 497 Page 852
Map 173 Lot 5284



NOW OR FORMERLY
Manuel & Maria C. Rocha
98 Shore Road
Town Clerk Volume 800 Page 292
Map 179 Lot 7521

I DELINEATED THE INLAND WETLAND AND WATERCOURSE BOUNDARY ON THIS PROPERTY. I AM OF THE OPINION THAT THE WETLAND BOUNDARY WHICH I MARKED ON THE PROPERTY IS SHOWN CORRECTLY ON THIS MAP.
R. Richard Szarek, Certified Soil Scientist #1975
DATE 4/1/23

Graphic Scale
1" = 20'



NOTE: PREMANUFACTURED FENCE MAY BE USED.

SEDIMENT FENCE
NOT TO SCALE

GENERAL NOTES:

- Reference is made to the following plan:
"Plan of Property of Theodore J. and Maureen R. Wirth, Showing Existing Wetlands, Nichols Lane, Waterford, CT, Scale: 1"=20', June, 1986", Surveyed & Prepared by Edmond D. Sitty, Land Surveyor.
Plan provided to Florek Surveying by the client.
- North orientation is based on a GPS / RTK observation in August 2022 utilizing the Acorn Network.
- Reference is made to the following deed filed in the Town of Waterford Clerk's Office, Volume 1709 Page 094 for the subject property.
- The word certify as used is understood to be an expression of professional opinion by the surveyor. It is a declaratory statement which is based on the surveyor's best knowledge, information and belief. As such it constitutes neither a guarantee nor warranty, expressed or implied, of any information contained hereon.
- Not all underground utilities maybe shown on the plan. Call before you dig (CBYD) is recommended prior to any construction.
- The removal or destruction of survey monumentation, whether set or found, as shown on this survey plan may be subject to Connecticut Statute 47-34a.

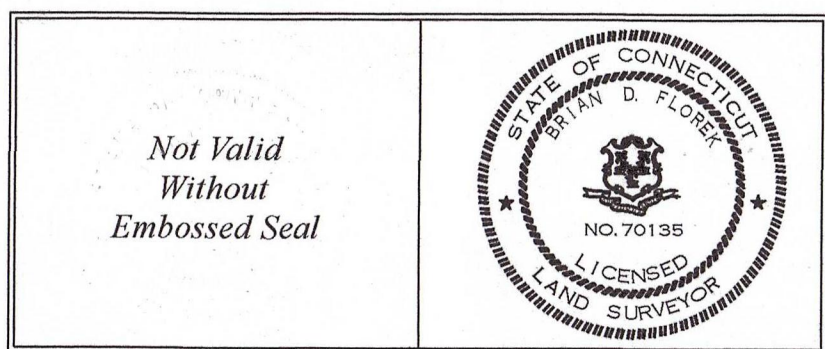
SURVEY NOTES:

- This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996; Amended October 26, 2018. This survey type is a PROPERTY SURVEY based on a RESURVEY IN THE GENERAL NOTES. It is intended to show PROPOSED FEATURES IN RELATION TO THE ZONING & CONSERVATION SETBACKS.
- This survey conforms to Class A-2 / T-2

To the best of my knowledge and belief this map is substantially correct as noted thereon.

Brian D. Florek, L.S. 4/1/23

Brian D. Florek, L.S. #70135 Date
Managing Member, Florek Surveying, LLC
239 Shore Road, Waterford, CT 06385
bflorek@floreksurveyingllc.com (860) 271.6006



PROPERTY SURVEY

LAND BELONGING TO:
SUSAN RILEY CHUDWICK
22 & 26 NICHOLS LANE
WATERFORD, CONNECTICUT
SCALE: 1" = 20'
AUGUST 28, 2022
REVISED THROUGH: MARCH 31, 2023

