

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: 3/22/2023

Received By: _____

Application Number: C-22-18

1. Applicant: <u>Jose Espinosa</u>		Phone: <u>860-918-7286</u>	
Address: <u>93 Shore Road, Waterford</u>		State: <u>CT</u>	Zip: <u>06385</u>
Fax: _____	E-Mail: <u>josed.espinosa68@gmail.com</u>		
2. Owner: <u>same as applicant</u>		Phone: _____	
Address: _____		State: _____	Zip: _____
Fax: _____	E-Mail: _____		
3. Agent: _____		Phone: _____	
Address: _____		State: _____	Zip: _____
Fax: _____	E-Mail: _____		
4. Property Address: <u>See above</u>			
5. Abutting Property Owners – Complete Attached Form <u>On file with the Town of Waterford.</u>			
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): _____ _____ _____			
7. Description of Proposed Activity (attach sheet if necessary): <u>Add fill and square off the right side of my property in the backyard 18' feet from the foundation. This will not interfere with wetlands.</u>			
8. Purpose of Activity (attach sheet if necessary): <u>To level the right side back of property</u>			
9a. Acreage of Property: <u>1.5 acres.</u>		9b. Acreage of Wetlands: _____	
10. Acreage of Wetlands Altered: _____			
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: <u>[Signature]</u>		Date: <u>3-22-23</u>	
Owner: <u>[Signature]</u>		Date: _____	
Agent: _____		Date: _____	

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886



**Waterford Conservation Commission
Inland Wetlands & Watercourses Permit #C-14-9
93 Shore Road, Waterford, CT**

The Waterford Conservation Commission herein authorizes the applicant to conduct regulated activities in designated areas at 93 Shore Road, Waterford, CT which are subject to the jurisdiction authorized by the CT General Statutes Section 22a-36 through 22a-45 inclusive, as amended, and the Town of Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval, with conditions, in accordance with the Waterford Inland Wetlands and Watercourses regulations to conduct the following activities:

1. Modification of inland wetland permit #01-01 to expand the footprint of the proposed residential structure by 312 sq. ft. in an area currently approved for a paved driveway;
2. Revise the clearing limit at the southwest corner of the property to extend from the non-encroachment boundary on the south side of the structure in a straight line to the southwest property corner.

These regulated activities are associated with modification to a site plan approved by Inland Wetland Permit #01-01 issued for construction of a residential dwelling served by municipal sewer and water on land at 93 Shore Road, Waterford, Connecticut. The modifications are indicated on a copy of the approved site plan titled; Proposed Site Plan, Lot 1, Owner/Applicant: George Kanabis, Sheet 1 of 2, Date Jan. 8, 2001," prepared by D.W. Gerwick Engineering.

The Conservation Commission has reviewed the application materials and photographs of the site, the previous permit approval #01-01, and attaches the following conditions to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

SPECIAL CONDITIONS:

1. A wetland non-encroachment limit is established at the authorized limits of clearing and disturbance. No activity, including but not limited to fill, grading, clearing or removal of vegetation is authorized beyond the limit of clearing and non-encroachment line.
2. The wetland non-encroachment boundary shall be marked on the property by a licensed surveyor and approved by the Commission's agent, prior to the start of site demolition and construction.
3. The non-encroachment boundary shall be permanently demarcated on the property with fencing, plantings or other structural demarcation to delineate the approved area of

residential use from the wetland protection area. The type of demarcation shall be submitted for approval to the Commission's agent during the building permit application.

4. A note shall be included on the final site plan indicating that the Waterford Conservation Commission has established restrictions on the building footprint and limits of clearing and disturbance as designated by the wetland non-encroachment area boundary. No activity, including but not limited to filling, grading, clearing or removal of vegetation shall be conducted beyond the authorized clearing limits and non-encroachment boundary.
5. Demolition of the existing structure and construction of the new building and driveway shall be conducted from the western, upland side of the property. All equipment and stockpiled materials shall remain outside of the wetland non-encroachment area.
6. If de-watering is required during construction, a de-watering basin or sediment trap shall be constructed west of the wetlands. Only clear water, free of sediment shall be allowed to discharge to the wetlands.
7. At the time of site construction, trees as designated on the site plan in the wetland area adjacent to the structure may be removed with approval from the Commission's agent for the safety and protection of the proposed residence.
8. The construction sequence and erosion and sediment control plan approved under Permit #01-01 shall be incorporated into this approval.

STANDARD CONDITIONS:

- The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
- Final stabilization of disturbed soil areas shall be stabilized with the application of loam, seed, required plantings and appropriate erosion control measures.
- At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent to prevent erosion and sedimentation impacts to wetlands and watercourses.
- Erosion control and soil stabilization measures shall comply with the approved plans and the guidelines as established in the Connecticut Guidelines for Soil Erosion and Sediment Control, 2002, CTDEP Bulletin 34.
- Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.

All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall

constitute a violation of this permit and may result in permit modification, suspension or revocation.

In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed facility, the Waterford Conservation Commission reserves the right to reconsider development of this site and may require design modifications to minimize the impact to regulated resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit may be modified, suspended or revoked.

This permit is issued for a period of 5 years, subject to extension in accordance with CT State Statutes. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Commission and the applicant may be required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

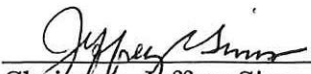
The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

- A. The activity does not involve adverse impacts to inland wetland and watercourse resources.
- B. Modification of the proposed building footprint to include a portion of the driveway does not increase impervious surface area.
- C. The modification to the building footprint maintains the previously approved non-encroachment area between the proposed structure and the adjacent wetlands established under Permit #01-01.
- D. Construction measures and temporary sediment control measures are proposed to protect the adjacent wetlands from sediment and pollutant discharge.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated: October 23, 2014

Issued By:


Chairman, Jeffrey Sims
Waterford Conservation Commission

FIFTEEN ROPE FERRY ROAD



WATERFORD, CT 06385-2886



WATERFORD CONSERVATION COMMISSION
Permit #01-01 – 93 Shore Road, Waterford, CT
Assessor's Map # 8, Parcel # 053

The Conservation Commission hereby authorizes the applicant to conduct regulated activities in designated areas that fall under the jurisdiction of the Inland Wetlands and Watercourses Act, as amended, Section 22a-36 to 22a-45, inclusive, of the Connecticut General Statutes.

This permit is a grant of approval from the Waterford Conservation Commission to conduct the following regulated activities:

1. Fill and grading adjacent to inland wetlands for residential construction served by municipal water and sewer.
2. Removal of existing garage structure, slab and footings adjacent to wetlands.

These regulated activities are associated with the proposed construction of a single family dwelling located at 93 Shore Road, Waterford, Connecticut. The proposal is shown on site plans entitled "Proposed Site Plan, Lot 1, Owner/Applicant: George Kanabis, 93 Shore Road, Waterford, CT", prepared by D. W. Gerwick Engineering, dated January 8, 2001 revised through May 10, 2001.

The Conservation Commission has reviewed the site plans and application documents and attaches the following conditions to minimize impacts associated with the proposal and further protect the inland wetlands, surface water and groundwater on this site:

SPECIAL CONDITIONS:

1. A wetland non-encroachment line is established at the approved limits of clearing. The non-encroachment limits shall be identified on the property with fencing, vegetative plantings or other structural demarcation as approved by the Commission's agent.
2. The residential structure is restricted to the approved building footprint of 800 square feet as located on the approved site plan. The building is being constructed in close proximity to wetlands and no further expansion of the building footprint is permitted. This restriction is imposed in order to protect the adjacent wetlands from adverse impacts associated with residential activity, lawn maintenance and construction and to provide a minimum area of yard adjacent to the structure for residential use and enjoyment.
3. At the time of site construction, dead or dying trees in the wetland area in the vicinity of the proposed structure shall be removed with the approval of the Commission's agent.

4. A note shall be added to the final plan indicating that the Conservation Commission has established restrictions on the maximum building footprint and the limits of site clearing on this property in order to protect adjacent wetlands. No activity, including filling, grading, clearing or removal of vegetation shall be conducted beyond the authorized building and clearing limits.
5. Prior to the start of site clearing and development, the approved limits of clearing and wetland non-encroachment area boundary shall be located on the property by a licensed surveyor and approved by the Commission's agent.

STANDARD CONDITIONS:

6. The limits of clearing for lot development shall be marked in the field by a licensed surveyor and approved by the Commission's agent prior to the start of construction.
7. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.
8. Final stabilization of disturbed soil areas shall be conducted with the application of loam, seed and appropriate erosion control measures.
9. At all times during site work and until soil areas are stabilized, the applicant shall install and maintain erosion and sediment control measures such as fabric filter fence, staked hay bales or other measures deemed necessary by the Commission's agent.
10. Erosion control and soil stabilization measures shall comply with the approved plans and should follow guidelines as established in the Connecticut Guidelines For Soil Erosion and Sediment Control.
11. Upon direction of the Commission's agent, erosion and sediment control measures shall be removed by the applicant following stabilization of the site.
12. All work and all regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in permit modification, suspension or revocation.
13. In the event that any additional wetland or watercourse regulated activities are required as a result of other agency permitting to support the proposed facility, the Waterford Conservation Commission reserves the right to reconsider development of this site and may require design modifications to minimize the impact to regulated resources.

In evaluating this application, the Commission has relied on information provided by the applicant. If such information subsequently proves to be false, incomplete and/or inaccurate, this permit shall be modified, suspended or revoked.

This permit shall be valid for a period of 5 years. Once initiated, the regulated activity shall be completed within one year. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission and the applicant may be

required to petition the Commission for an extension or re-issuance of the permit. The Commission may require the applicant to furnish additional information at that time.

The Conservation Commission renders this Summary Ruling in accordance with the Waterford Inland Wetlands and Watercourses Regulations based on the following considerations:

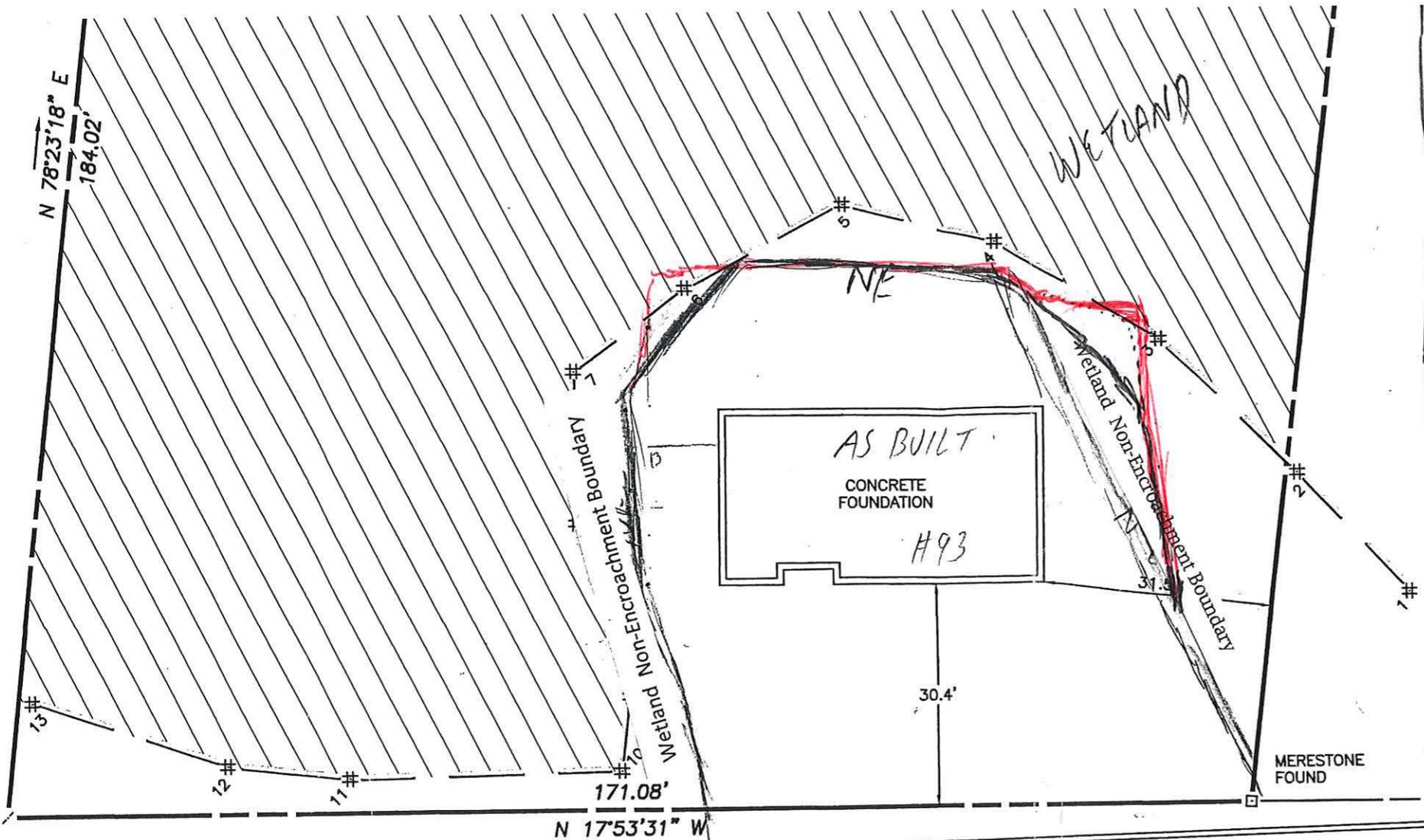
- A. The lot was approved for residential development with reconstruction of an existing structure under prior inland wetland permits #94-22 and #97-25. A subsequent engineering evaluation of the existing foundation and slab determined the existing footing was not sufficient to support a residential dwelling.
- B. The proposed building footprint is equivalent in area to the existing structure and will be constructed in a location farther from the wetlands than the existing structure, thereby providing a minimum 15 foot wide rear yard area for residential use.
- C. The size of the structure is restricted and no further expansion of the building footprint will be permitted. This restriction is imposed in order to protect the adjacent wetlands from adverse impacts associated with residential activity, lawn maintenance and construction.
- D. The Commission has required a wetland non-encroachment area adjacent to wetlands on the property to provide long-term protection to wetlands and water quality.

This permit will be strictly enforced. If the Conservation Commission finds that the applicant has not complied with the permit conditions or has exceeded the scope of this permit as set forth herein, or, if the intended use of the general site is not as represented by the application or the plan of record, the Commission may suspend or revoke this permit, direct the Environmental Officer to issue a cease and desist order, require the applicant to modify, extend or revise the site work, or require the applicant to restore the area to its original condition.

Dated at Waterford, Connecticut this 24th day of May, 2001.

By:


James Miner, III, Chairman



IMPROVEMENT LOCATION SURVEY
SHOWING AS-BUILT FOUNDATION LOCATION

EXCEPT FROM W Non-Encroachment Boundary Overlay

PREPARED FOR **DAVE REAGAN**

RECEIVED
JUN. 21 2016
PERMITTING DEPARTMENT

93 SHORE ROAD
WATERFORD, CONNECTICUT

Killingly Engineering Associates
 Civil Engineering & Surveying

114 Westcott Road
 P.O. Box 421
 Killingly, Connecticut 06241
 (860) 779-7299 - FAX: (860) 774-3703

DATE: 10/08/2015	DRAWN: AMR
SCALE: 1" = 20'	DESIGN: --
SHEET: 1 OF 1	CHK BY: GG
DWG. No: CLIENT FILE	JOB No: 15077

SHORE

ROAD

Q SNET 1134

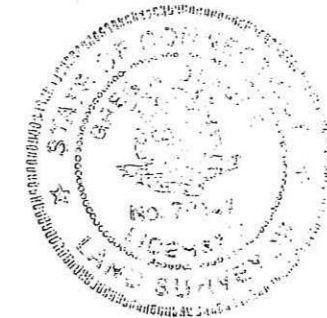
Q SNET 1133

1" = 20 ft

RECEIVED

MAR 22 2023

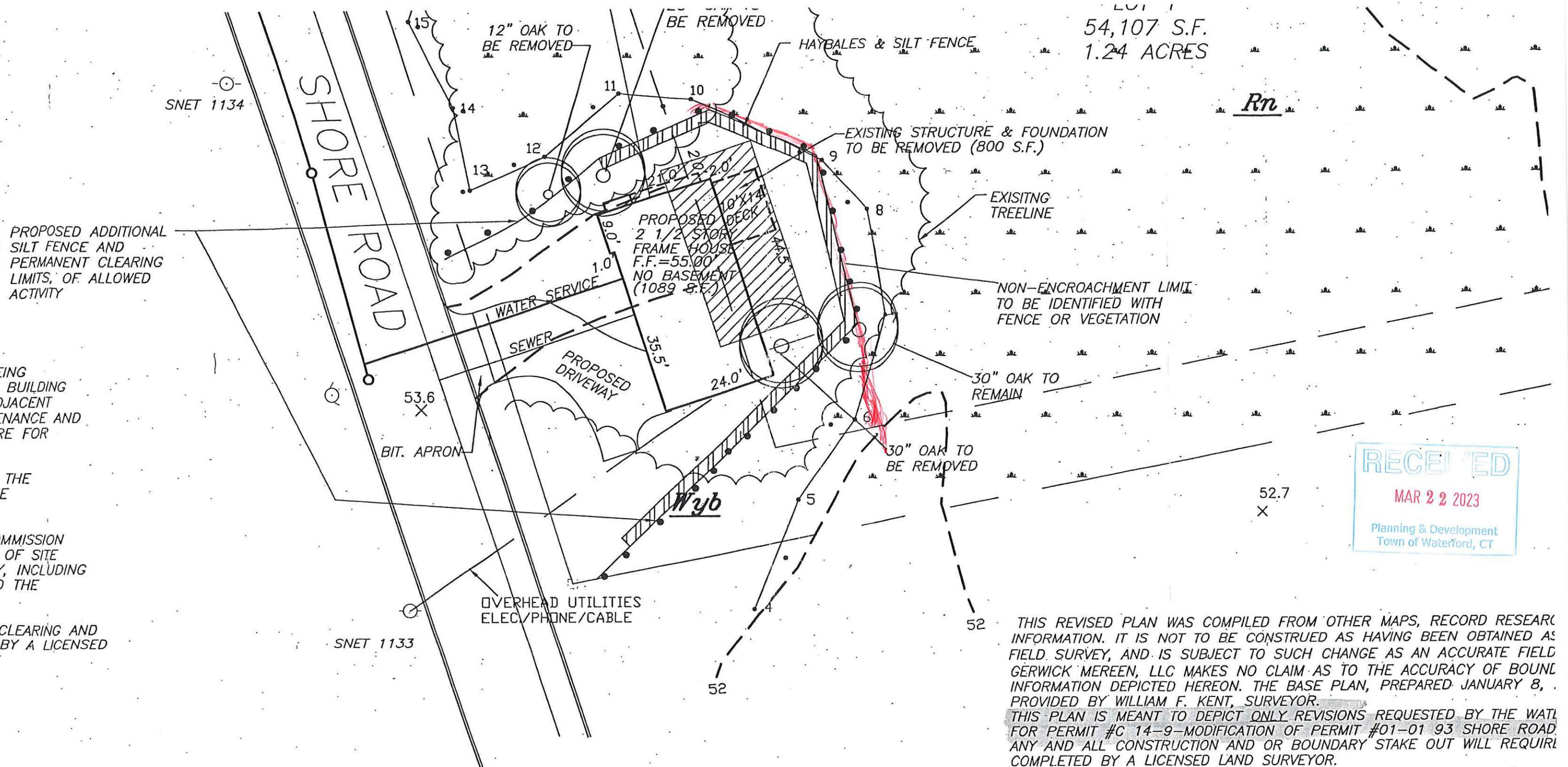
Planning & Development
Town of Waterford, CT



TO MY KNOWLEDGE AND BELIEF, T
AS NOTED HEREON,

Greg A. Glaude
 GREG A. GLAUDE, L.S.

NO CERTIFICATION IS EXPRESSED (THE ORIGINAL SEAL AND SIGN.



PROPOSED ADDITIONAL
SILT FENCE AND
PERMANENT CLEARING
LIMITS, OF ALLOWED
ACTIVITY

BEING
E. BUILDING
DJACENT
ENANCE AND
IRE FOR

I THE
HE

OMMISSION
OF SITE
Y, INCLUDING
D THE

CLEARING AND
BY A LICENSED

RECEIVED
MAR 22 2023
Planning & Development
Town of Waterford, CT

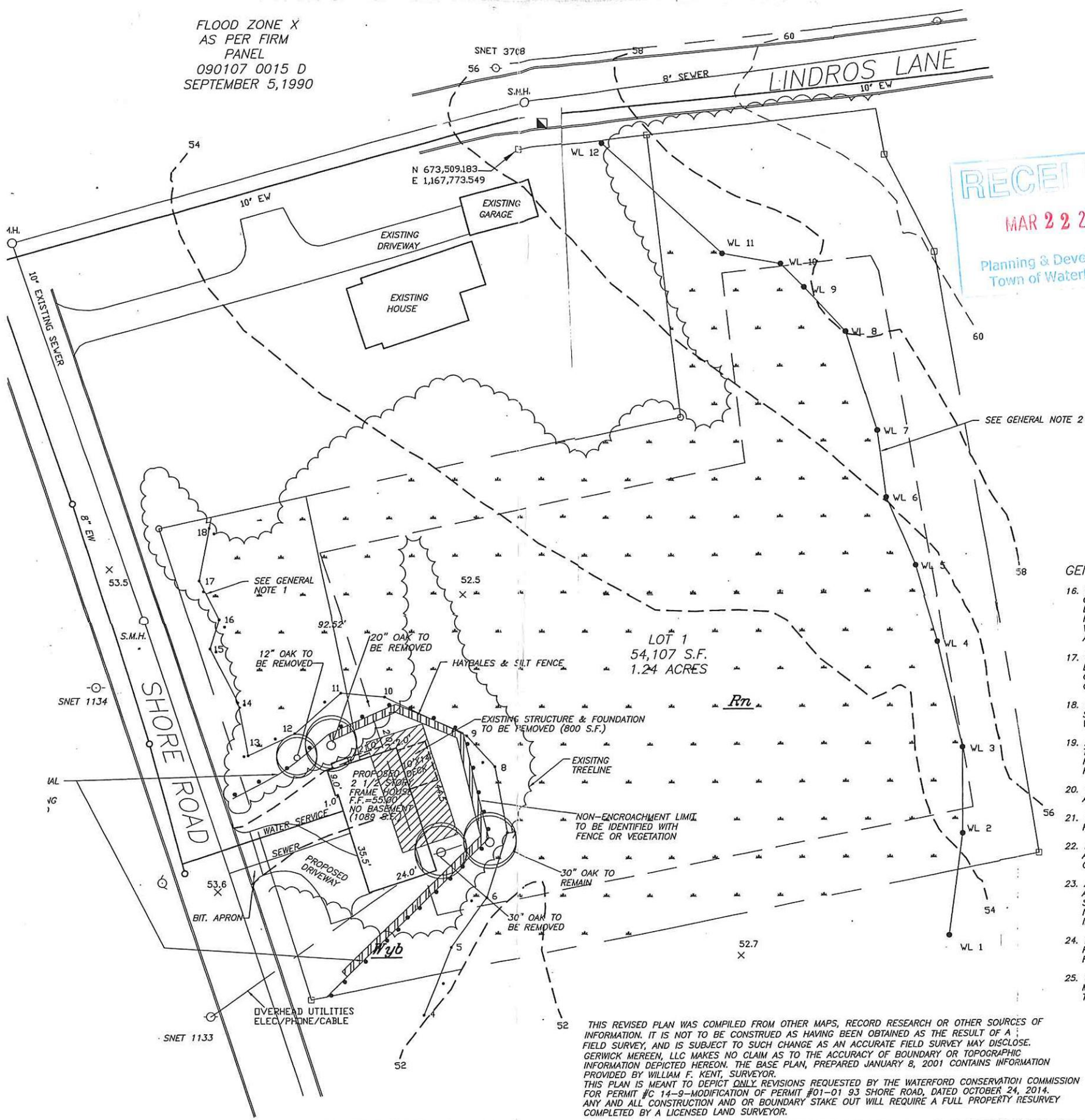
THIS REVISED PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY. GÉRICK MEREEN, LLC MAKES NO CLAIM AS TO THE ACCURACY OF BOUNDARY INFORMATION DEPICTED HEREON. THE BASE PLAN, PREPARED JANUARY 8, 2014, PROVIDED BY WILLIAM F. KENT, SURVEYOR.
THIS PLAN IS MEANT TO DEPICT ONLY REVISIONS REQUESTED BY THE WATERFORD TOWN ENGINEER FOR PERMIT #C 14-9-MODIFICATION OF PERMIT #01-01 93 SHORE ROAD. ANY AND ALL CONSTRUCTION AND OR BOUNDARY STAKE OUT WILL REQUIRE COMPLETION BY A LICENSED LAND SURVEYOR.

DATE	REVISION
3/8/01	HOUSE
3/22/01	HOUSE W/ NO GARAGE
5/10/01	TREES/NOTES 8-9
5/30/01	NOTES 11-15
6/5/01	NOTES
12.22.14	NOTES & HOUSE FOOT PRINT

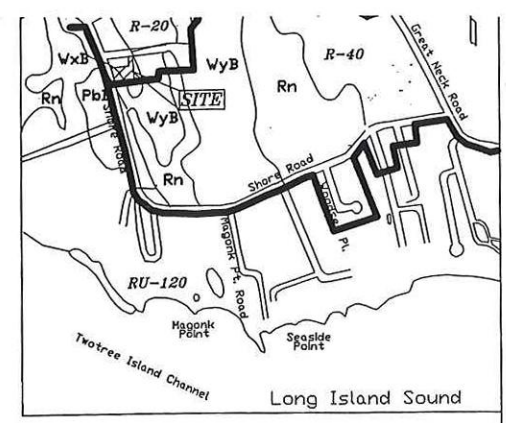
PROPOSED SITE PLAN
LOT 1
OWNER/APPLICANT: GEORGE KANABIS
93 SHORE ROAD
WATERFORD, CONNECTICUT

SHEET 1 OF 2
SCALE: 1" = 20'
DATE: JAN. 8, 2014

FLOOD ZONE X
AS PER FIRM
PANEL
090107 0015 D
SEPTEMBER 5, 1990



RECEIVED
MAR 22 2023
Planning & Development
Town of Waterford, CT



Location & Zoning Map

ZONING DISTRICT: R-40 PROPOSED USE: RESIDENTIAL		
	REQUIRED	PROVIDED
MIN. LOT AREA	20,000 S.F.	54,107 S.F.
MIN. LOT FRONTAGE	85'	250.18'
MIN. LOT WIDTH	100'	171.51'
MIN. FRONT YARD SETBACK	50'	*35.30'
MIN. SIDE YARD SETBACK	20'	32.30'
MIN. BACK YARD SETBACK	50'	N/A
MAX. BUILDING COVERAGE	25%	2.58%
MAX. BUILDING HEIGHT	35'	30'
SEWERAGE: MUNICIPAL SEWER WATER: MUNICIPAL WATER *VARIANCE NEEDED		

GENERAL NOTES CONT.:

16. THE WATERFORD CONSERVATION COMMISSION HAS ESTABLISHED RESTRICTIONS ON THE BUILDING FOOTPRINT AND LIMITS OF CLEARING AND DISTURBANCE AS DESIGNATED BY THE WETLAND NON-ENCROACHMENT AREA BOUNDARY. NO ACTIVITY INCLUDING BUT NOT LIMITED TO FILLING, GRADING OR REMOVAL OF VEGETATION SHALL BE CONDUCTED BEYOND THE AUTHORIZED CLEARING LIMITS AND NON-ENCROACHMENT BOUNDARY.
17. DEMOLITION OF THE EXISTING STRUCTURE AND CONSTRUCTION OF THE NEW BUILDING AND DRIVEWAY SHALL BE CONDUCTED FROM THE WESTERN, UPLAND SIDE OF THE PROPERTY. ALL EQUIPMENT AND STOCKPILED MATERIALS SHALL REMAIN OUTSIDE THE NON-ENCROACHMENT AREA.
18. IF DE-WATERING IS REQUIRED DURING CONSTRUCTION, A DE-WATERING BASIN OR SEDIMENT TRAP SHALL BE CONSTRUCTION WEST OF THE WETLANDS. ONLY CLEAR WATER, FREE OF SEDIMENT SHALL BE ALLOWED TO DISCHARGE TO THE WETLANDS.
19. AT THE TIME OF SITE CONSTRUCTION, TREES DESIGNATED ON THE SITE PLAN IN THE AREA ADJACENT TO THE STRUCTURE MAY BE REMOVED WITH THE APPROVAL FROM THE COMMISSION'S AGENT FOR THE SAFETY AND PROTECTION OF THE PROPOSED RESIDENCE.
20. THE CONSTRUCTION SEQUENCE AND EROSION AND SEDIMENT CONTROL PLAN APPROVED UNDER PERMIT #01-01 SHALL BE INCLUDED IN THE MODIFICATION.
21. THE CONSERVATION COMMISSION'S AGENT SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY REGULATED ACTIVITY.
22. FINAL STABILIZATION OF DISTURBED SOIL AREAS SHALL BE STABILIZED WITH THE APPLICATION OF LOAM, SEED, REQUIRED PLANTINGS AND APPROPRIATE EROSION CONTROL MEASURES.
23. AT ALL TIMES DURING SITE WORK AND UNTIL SOIL AREA ARE STABILIZED, THE APPLICANT SHALL INSTALL AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES SUCH AS FABRIC FILTER FENCE, STAKED HAY BALES OR OTHER MEASURES DEEMED NECESSARY BY THE COMMISSION'S AGENT TO PREVENT EROSION AND SEDIMENTATION IMPACTS TO WETLANDS AND WATERCOURSES.
24. EROSION AND SOIL STABILIZATION MEASURES SHALL COMPLY WITH THE APPROVED PLANS AND THE GUIDELINES AS ESTABLISHED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL, 2002, CTDEP BULLETIN 34.
25. UPON DIRECTION OF THE COMMISSION'S AGENT, EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED BY THE APPLICANT FOLLOWING STABILIZATION OF THE SITE.

THIS REVISED PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE. GERWICK MEREEN, LLC MAKES NO CLAIM AS TO THE ACCURACY OF BOUNDARY OR TOPOGRAPHIC INFORMATION DEPICTED HEREON. THE BASE PLAN, PREPARED JANUARY 8, 2001 CONTAINS INFORMATION PROVIDED BY WILLIAM F. KENT, SURVEYOR.
THIS PLAN IS MEANT TO DEPICT ONLY REVISIONS REQUESTED BY THE WATERFORD CONSERVATION COMMISSION FOR PERMIT #C 14-9-MODIFICATION OF PERMIT #01-01 93 SHORE ROAD, DATED OCTOBER 24, 2014. ANY AND ALL CONSTRUCTION AND OR BOUNDARY STAKE OUT WILL REQUIRE A FULL PROPERTY RESURVEY COMPLETED BY A LICENSED LAND SURVEYOR.

ACCEPTED AND APPROVED AS
PART OF PERMIT NO. C-17-9
ON January 8, 2015
Chairperson
WATERFORD CONSERVATION COMMISSION

REVISION HOUSE HOUSE W/ NO GARAGE TREES/NOTES 8-9 NOTES 11-15 NOTES NOTES & HOUSE FOOT PRINT	PROPOSED SITE PLAN LOT 1 OWNER/APPLICANT: GEORGE KANABIS 93 SHORE ROAD WATERFORD, CONNECTICUT	SHEET 1 OF 2 SCALE: 1" = 20' DATE: JAN. 8, 2001	D.W GERWICK ENGINEERING 17 AVERY LANE P.O. BOX 539 WATERFORD, CONNECTICUT 860-442-2201 JN:00-120 DWGTL3/C/PROGRAM FILES/ACAD14/SITE PLANS/001
--	---	---	---