FIFTEEN ROPE FERRY ROAD
WATERFORD, CT 06385-2886

PHONE: 860-442-0553
www.waterfordct.org

Date: August 13, 2024

To: Waterford Planning & Zoning Commission

**RE: Report of Conservation Commission Action**
**430 Mohegan Avenue Parkway & 23B Old Norwich Road**
**Inland Wetland Permit #C-24-05**

Commissioners,

The Waterford Conservation Commission granted inland wetland permit #C-24-05 for regulated inland wetlands activities associated with the proposed construction of a 24 unit residential development and a stormwater treatment / detention system on property located at 430 Mohegan Avenue Parkway & 23B Old Norwich Road. The permit was approved on August 8, 2024.

Regulated inland wetland activity authorized includes:

1. Fill and grading within 7,000+/- square ft. of upland review area for the construction of a portion of two stormwater treatment basin embankments and a graded outlet channel.

2. Discharge of treated stormwater run-off to inland wetlands and watercourses.

These regulated activities are depicted on site plans entitled; "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans For Conservation Commission Review" prepared for 1721, LLC, 430 Mohegan Avenue Parkway & 23B Old Norwich Road, Tax Map 76 Lots 10164 & 5600, Waterford, Connecticut" sheets 1 – 13, revised through 7/23/2024, prepared by Indigo Land Design, LLC.

A copy of the permit is attached.

Respectfully,

Maureen FitzGerald
Environmental Planner

attachment: 2 pp

cc: M. Wujtewicz, Planner

Public Hearing
Roberts Court 8-30(g)
PL-24-14
Exhibit 5

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UNTIL SIGNED

**TOWN OF WATERFORD**
Inland Wetlands & Watercourses Permit #C-24-05
430 Mohegan Avenue Parkway & 23B Old Norwich Road
24 Unit Residential Development

The Waterford Conservation Commission, in their capacity as the Town's Inland Wetland Agency, hereby authorizes the applicant to conduct regulated activities in designated areas located at 430 Mohegan Avenue Parkway & 23B Old Norwich Road, Waterford, CT, which are subject to jurisdiction in accordance with CT General Statutes, Section 22a-36 through 22a-45, inclusive, as amended, and the Waterford Inland Wetlands and Watercourses regulations.

This permit is a grant of approval to conduct the following regulated activities:

- Clearing, excavation and grading associated with construction of a 24 unit residential development served by a private driveway, municipal water and sewer, and a stormwater treatment / detention system upgradient of inland wetlands and watercourses;
- Fill and grading within 7,000+/- square ft. of upland review area for the construction of a portion of two stormwater treatment basin embankments and a graded outlet channel.
- Discharge of treated stormwater run-off to inland wetlands and watercourses.

These regulated activities are associated with the proposed construction of a 24 unit residential development located at 430 Mohegan Avenue Parkway & 23B Old Norwich Road, Waterford, Connecticut. The proposed activities are depicted on site plans entitled; "Roberts Village Drive, CGS 8-30g Affordable Housing, Site Development Plans For Conservation Commission Review" prepared for 1721, LLC, 430 Mohegan Avenue Parkway & 23B Old Norwich Road, Tax Map 76 Lots 10164 & 5600, Waterford, Connecticut" sheets 1 – 13, revised through 7/23/2024, prepared by Indigo Land Design, LLC.

The Conservation Commission authorizes the regulated activity with the following conditions of approval to minimize impacts associated with the proposed regulated activity and protect the inland wetlands and watercourses on this site:

**SPECIAL CONDITIONS:**

1. Revised plan sheets 8 of 14 and 14 of 14, revision date 7/31/2024, shall be incorporated into the final plan set for approval.
2. The authorized limit of permanent clearing and disturbance to the north and west of the on-site wetland shall be identified as the wetland non-encroachment boundary. No activity,

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 from direct and indirect impacts associated with adjacent land development.

3. The wetland non-encroachment boundary shall be marked in the field prior to the start of site clearing and approved by the Commission's agent. Following construction, the non-encroachment boundary shall be permanently marked at 50 ft. intervals with identification markers provided by the Conservation Commission affixed to trees or 4x4 wooden posts.

4. At all times during site construction, temporary diversion swales and temporary sediment traps shall be maintained to collect and settle site construction run-off and to prevent sediment discharge to the receiving wetlands and watercourse resources.

5. Two groundwater monitoring standpipes shall be installed in the detention basins at the onset of construction to a minimum depth of two ft. below the completed depth of the basin. Depth of surface ponding and seasonal high groundwater shall be monitored on a monthly basis for the duration of site construction. A final wet basin planting plan shall be prepared by a wetland scientist based on the collected basin hydrology data and submitted to the Commission's agent for approval prior to planting the stormwater basins.

6. The stormwater treatment basins shall be inspected by a CT licensed engineer during construction to verify consistency with the approved plans and specifications. An as-built survey of the stormwater system components shall be submitted to the Commission's agent with written verification from a CT licensed engineer that the system was constructed in accordance with the approved design plans. This submittal shall be completed prior to release of any bond amount.

7. Post construction monitoring of the stormwater basin vegetation and soil stabilization shall be conducted by a wetland scientist or other qualified professional for a period of two (2) years following completion of the stormwater basins to document vegetation establishment/success and functioning of the stormwater basins. Monitoring shall be conducted 2 times per year during the early and latter part of the growing season and include, vegetation establishment, depth of ponding and draw-down interval, slope and substrate stabilization, basin plantings survival, and inspection of soil stabilization downgradient of the basin outlets. Invasive plant species shall be removed from the basins. Total herbaceous coverage of the basin areas shall equal or exceed 80% at the end of the second monitoring year. Areas of erosion shall be repaired and re-planted under supervision of the Commission's agent.

8. A stormwater basin monitoring report is required to be submitted to the Conservation Commission's agent by October 30th of each monitoring year. The Commission may require corrective actions to maintain or repair the stormwater basins.

9. A cash bond or letter of credit shall be required for the cost of construction of the stormwater treatment basins, monitoring and post-construction monitoring and reporting in accordance

with the approved plans and conditions of permit approval. A bond estimate shall be prepared by the project engineer and submitted to the Waterford Planning Department for review and acceptance. The bond is required prior to the start of construction and shall be released upon request, in whole or in part, only by approval of the Waterford Conservation Commission or its designated agent following receipt of as-built verification of construction and monitoring reports of basin stabilization and function.

10. An operation and maintenance plan for the stormwater system components shall be prepared by the design engineer and submitted to the Commission's agent for approval prior to the issuance of a certificate of occupancy. The plan shall outline frequency and type of inspection and maintenance for each component of the system including the catch basins, vegetated swales, basin forebays, wetland detention basins, and outlet control structures. An inspection and maintenance checklist shall be implemented and maintained by the homeowners association to insure proper maintenance and operation of the stormwater control facilities.

**STANDARD CONDITIONS:**

1. The Conservation Commission's agent shall be notified at least 48 hours prior to commencement of any regulated activity.

2. Final stabilization of disturbed soil areas, including all temporary and permanent soil disturbances, shall be stabilized with the application of loam, seed and appropriate erosion control measures.

3. 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.

4. 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, CTDEEP Bulletin 34.

5. 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, deposition of fill, obstructions of flow, encroachments or other 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 activity, the Waterford Conservation Commission reserves the right to reconsider the proposed regulated activity and may require modifications to minimize the impact to wetland 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 shall be valid for a period of 5 years. Permit extensions may be authorized in accordance with CT General Statutes § 22a-36 through 22a-45 inclusive. If the regulated activity is not completed within this time frame, the permit may be held to be invalid by the Conservation Commission or 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 direct impacts to inland wetlands or watercourses. The activity will not diminish the capacity of the on-site wetlands and watercourses to support fish and wildlife, supply and protect ground and surface waters, control erosion, assimilate pollutants or to facilitate drainage.

B. Short-term construction impacts are minimized with a phased construction sequence and erosion and sediment control plan to reduce the potential for adverse sediment impacts.

C. Potential long-term impacts to on-site and off-site wetland resources are minimized by maintenance of wetland hydrology, control of discharge velocities, implementation of stormwater treatment systems, and maintenance of a vegetated wetland buffer designated as a wetland non-encroachment area.

D. Strict adherence to the terms and conditions imposed with this permit will protect the quality of wetlands and surface waters on this property.

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.

Date Issued: August 8, 2024

Issued By: NOT VALID UNTIL SIGNED
Chairman, Richard F. Muckle
Waterford Conservation Commission

*Effective Date*: _____