

RECEIVED

APR 17 2026

TOWN OF WATERFORD Application for Inland Wetland / Watercourse Permit

Planning & Development
Town of Waterford, CT

Type of Application:

Permitted Use, Section 4.1 _____

Unregulated Activities, Section 4.2 _____

Regulated Activities, Section 6 ☒

Fee: 110

Agency Use:

Date Received: _____

Received By: _____

Application Number: C-26-03

1. Applicant: Owen and Gayle O'Neill		Phone: [REDACTED]
Address: [REDACTED]		State: [REDACTED] Zip: [REDACTED]
Fax: _____	E-Mail: [REDACTED]	
2. Owner: Owen and Gayle O'Neill		Phone: [REDACTED]
Address: [REDACTED]		State: [REDACTED] Zip: [REDACTED]
Fax: _____	E-Mail: [REDACTED]	
3. Agent: David Cooley, P.E.		Phone: [REDACTED]
Address: [REDACTED]		State: [REDACTED] Zip: [REDACTED]
Fax: _____	E-Mail: [REDACTED]	
4. Property Address: 156 Butlertown Road		
5. Abutting Property Owners – Complete Attached Form		
6. Activity to be Reviewed and / or Licensed (attach sheet if necessary): Replace existing house and garage		
7. Description of Proposed Activity (attach sheet if necessary): See attached form		
8. Purpose of Activity (attach sheet if necessary): See attached form		
9a. Acreage of Property: 2.77		9b. Acreage of Wetlands: 1.72
10. Acreage of Wetlands Altered: 0		
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: Gayle S O'Neill		Date: 4/14/2026
Owner: Gayle S O'Neill		Date: 4/14/2026
Agent: David Cooley		Date: 4/13/2026

7. Description of Proposed Activity

The property located at 156 Butlertown Road currently includes a house and a detached garage. My grandmother lived in this house until her passing in July of 1998. The house has been vacant since that time (+27 years). We purchased this property from the estate in September of 2000 to keep the property in the family.

The circa 1800's house was moved and reassembled on this location (date unknown). Originally, the property also had a barn which at some point was replaced with the 2-car detached garage (date unknown). The house sits on a primitive stone foundation; has no working HVAC system; and is in need of significant repairs. The grounds are simple but have been maintained throughout the years to ensure harmony with the neighborhood.

The property as it currently exists has challenges. The house is located approximately 11 feet from Butlertown Road. The height of the road has built up over the years and now exceeds the grade elevation on the front side of the existing structures. This can be best illustrated by looking at the garage door access that now includes a steep upward incline to the road. Wetlands are present on the west and north boundaries and encompass approximately 62% of the property.

The proposed activity is to renew this property with a modern structure that pays respect to the size and style of the existing house. The house footprint will be very similar to the existing footprint, and the new garage will be built closer to the house and connected by a breezeway. The existing cesspool will be formally abandoned and replaced with a code-compliant subsurface sewage disposal system which has already been approved by the Ledge Light Health District on February 9, 2026. A new code-compliant drilled bedrock well will also be installed to service the new structure.

Although the location of the house could not move significantly, it was pushed back from the road by approximately 3 feet. The elevation of the new structures would increase to ensure that the final grade of the structures is above the existing road. Careful attention to detail and planning has identified a suitable place for a new septic and reserve area.

8. Purpose of the Activity

Minimize the impact to the environment while working within the confines of an existing challenging building lot to replace decaying outdated structures with

updated structures. The design is intended to facilitate our ability to continue to live on family-owned property and age-in-place if needed while bringing all aspects of the property up to current building, zoning and environmental codes and standards to every extent possible. Several different design options were discussed and reviewed with our consultants and we feel this iteration satisfies all requirements and stakeholders the most.

156 Butlertown Road - Abutters List

Parcel ID	Owner	Mailing Address	Mailing City	Mailing State	Mailing Zip	Address
104300	HARPER PAMELA LYNN & ELIZABETH HELEN & DARRELL ROE	163 BUTLERTOWN ROAD	WATERFORD	CT	6385	163 BUTLERTOWN ROAD
103600	MENGHI MATTHEW D	121 BUTLERTOWN ROAD	WATERFORD	CT	6385	135 BUTLERTOWN ROAD
103900	ONEILL GAYLE & OWEN W	150 BUTLERTOWN ROAD	WATERFORD	CT	6385	156 BUTLERTOWN ROAD
103700	ONEILL OWEN W & GAYLE C	150 BUTLERTOWN RD	WATERFORD	CT	6385	150 BUTLERTOWN ROAD
106905	PIETROWICZ ADAM + WATT AMY LYNN	153 BUTLERTOWN ROAD	WATERFORD	CT	6385	153 BUTLERTOWN ROAD
104100	ROBBINS ROANNE + COTE ELISSA L	159 BUTLERTOWN ROAD	WATERFORD	CT	6385	159 BUTLERTOWN ROAD
103800	STRATOS PATRICIA A TRUSTEE	155 BUTLERTOWN RD	WATERFORD	CT	6385	155 BUTLERTOWN ROAD
104200	WANG JESSE	160 BUTLERTOWN ROAD	WATERFORD	CT	6385	160 BUTLERTOWN ROAD

Date: **2-9-2026**

To: **David Cooley P.E., DLC Engineering Services LLC., 259 Noank Ledyard Rd., Mystic, CT 06355**

Subject Property: **156 Butlertown Rd., Waterford, CT 06385**

Plan Designed by: **David Cooley P.E.#24892** Plan Date: **12-12-25** Last Revision Date: **1-25-26** Date Paid: **Not paid**
The plan and associated information submitted to our office on **1-25-26** for a proposed **three bedroom residential** building with **private well** and **private septic** at the above stated property, in the Town of **Waterford**, is:

- ☐ **Approved: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code.**
- ☒ **Approved w/conditions: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code; See conditions below.**
- ☐ **Requires Further Revisions: Modifications are needed to meet the requirements of Section 19-13-B103 of the Connecticut Public Health Code. Items requiring revision are listed below.**

Conditions / NOTES:

1. At the time of construction, provide a test hole 25' down gradient from the leaching field.
2. NOTE: New house plans were submitted to this office via email on 1-25-26 which indicate the attic will remain unfinished and shall have no "roughed-in" mechanicals. Based on the new house plans submitted on 1-25-26, the house will remain three bedrooms and therefore the septic system does not require re-sizing.
3. Indicate the method of septic tank abandonment if owners do not plan to crush and fill tank, nor remove it from the property. This could include filling the tank with sand or gravel, or other DOH approved material. If tank is to remain in place, it shall be located on the plot plan and noted in the property file, please make LLHD aware of the plans for the tank prior to construction.
4. NOTE: See surrounding well location note email from David Cooley P.E., dated 1-25-26, which satisfies 75' separation distance requirement to septic on this property.
5. NOTE: New plans submitted to this office via email on 1-25-26 show that leaching reserve area is no longer located under the driveway, and is therefore acceptable.
6. NOTE: All tanks requiring risers shall maintain the original covers on the tanks, have riser covers that weight at least 59 lbs. and/or install a safety device below the riser to prevent individuals from falling into a tank. All below grade tank or riser cover handles shall contain or be fitted with a material that can be located with a metal detector. Please be aware of the new "kid catcher" septic tank requirements.

The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.

1. All proposed well arcs should be kept on the property they serve (to allow neighbors full use of their properties) and all well casings should be located at least 10' from driving surfaces and/or structures to prevent future damage and allow for future maintenance of the wells.
2. It is strongly encouraged to keep the original tank covers on all tanks requiring risers to prevent the escape of sewer gases and prevent individuals from falling into tanks.

3. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

Additional Requirements and Recommendations:

1. Installer to submit scaled and/or tied as-built to LLHD upon 30 days of completion with distances to flow line at house, inlet and outlet cover of tank, d-boxes, cleanouts and ends of leaching rows, well, footing/curtain drains and between tie points. In addition, provide the name of installer, date, house location and street/directional arrow.

*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.

Please call me at 860-448-4882 ext. 1301 with any questions regarding this matter.

Sincerely,



Kimberly Hamley R.S.
Senior Environmental Health Specialist

Cc: Jennifer Muggeo DOH

Kimberly Hamley

From: DLC <[REDACTED]>
Sent: Sunday, February 8, 2026 10:41 PM
To: Kimberly Hamley
Subject: Re: *156 Butlertown Rd., Waterford LLHD Plan Review 1-16-26

Kim,

Just checking back on the 156 Butlertown Road project. Let me know if you have any questions.

Hope all is well and warm. DC

Sent from my iPhone

On Jan 25, 2026, at 1:01 PM, DLC Engineering Services, LLC
<[REDACTED]> wrote:

Kim,

Thanks for the review. I have worked through the comments with my clients, the property owners. We have followed up with some additional field investigation and file review to address some of your comments. I will run through each of the plan review comments below which are supported by the attached, revised plans and documents:

1. Indeed there is no test hole information for soils 25 feet downgradient of the proposed system, my hope is to satisfy the remaining review comments with such great success that this can be left as a condition of approval in order to coordinate the digging of another test hole downgradient just prior to commencing demolition and/or construction work on the site.
2. We have revised the house floor plans to include a note indicating that the attic space will remain unfinished with no mechanical rough-ins. Revised house floor plans are attached.
3. The property owners were able to complete some delicate excavation to follow the waste line exiting the existing structure down to a tank and cesspool configuration leading into the wetlands. Not a great situation but, again, has not been in use for 25+ years. The physical abandonment of the existing system will be included in the demolition phase of the project. I have included the location of the system based on field measurements on revised and updated site plans that are attached. I would note that we will not be looking to do any crushing or filling in the area of the cesspool as that is located within the inland wetland delineation in order to avoid doing more environmental damage than necessary.
- 4. We have also completed some field inspection and property file review looking for wells. We know exactly where the wells are for 160 and 150 Butlertown Road and they are nowhere near 156 Butlertown Road and on the other side of the wetland area that

→ surrounds. Across the street I only see 159 Butlertown Road as having a possibility of a well within the survey limits and/or within 75 feet of any proposed septic system components. It is a very limited area on the other side of the street that is within 75 feet of the 156 system; I have included a 75 foot separation distance line on the plans for clarity and perspective. No wells are located within this 75 foot buffer; this is verified and reinforced by the Town of Waterford property file review of 159 Butlertown Road. I have attached a photo of the site plans on file with the location of the well serving the property.

<image.png>

5. I have shifted the footprint of the driveway turn-around to the north and away from the reserve leaching area on the revised and updated plans.

6. I always include a note within my Subsurface Sewage Disposal System Notes on the plans which indicate the use of risers for any fill greater than 12 inches on the septic tank. This also includes leaving the tank covers in place. I don't know why anyone would remove the tank covers within the risers but, nonetheless, the note is included on the details sheet - Subsurface Sewage Disposal System Notes #17.

I hope and trust this satisfies the vast majority of your concerns. Please let me know if you would like to discuss or require further documentation.

Enjoy the snow! DC

David Cooley, PE
DLC Engineering Services, LLC
259 Noank Ledyard Road
Mystic, CT 06355

[REDACTED]
[REDACTED]

On Fri, Jan 16, 2026 at 2:02 PM Kimberly Hamley <[REDACTED]> wrote:

Hi Dave,

I apologize, the address on the last email I sent did not match this plan review, please see the attached. Comments are the same.

Thanks,

Kim