

**PLANNING & DEVELOPMENT**

Date: July 6, 2026**To:** Waterford Conservation Commission**From:** Maureen FitzGerald, Environmental Planner**Re:** Review of Proposed Garage Re-Construction
21 Sixth Avenue – Determination of No Regulated Wetland Activity

Commissioners,

The owners of 21 Sixth Avenue have submitted a building permit application for tear-down and re-construction of a residential garage and an addition to the existing house. The proposed garage will be located in the same footprint as the existing but extended in length from 24 feet to 40 feet. The west side of the garage is approximately 45 feet distance away from the intermittent channel of "No-Name Brook". The area between the garage and channel is maintained as lawn.

The garage reconstruction will not alter the grading or fill slopes between the structure and the channel. The contractor has proposed installing a line of silt fence to control any sediment movement from the construction area.

Staff has reviewed the application as part of the zoning compliance review process and has found the activity is maintenance of an existing residential structure that does not involve the removal or deposition of a significant amount of material upgradient of the stream channel.

I have attached the building permit application along with aerial maps of the site showing the proposed garage location.

Respectfully,

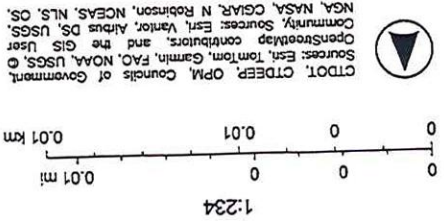
Maureen FitzGerald
Environmental Planner

Attachments: -

CT ECO Map



- 7/1/2026, 12:45:43 PM
- CT Municipalities 2019 Spring 6 inch
- Parcels with CAMA
- Blue: Band_3
- Red: Band_1
- Green: Band_2
- World_Hillshade



This map is intended for general planning, management, education, and research purposes only. Data shown on this map may not be complete or current. The data shown may have been compiled at different times and at different map scales, which may not match the scale at which the data is shown on this map.

Map created with the CT ECO Advanced Viewer. Visit CT ECO at

CTDOT, CTDEEP, OPM, Councils of Government, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community, Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CIA, N Robinson, NCEAS, NLS, OS.

ZONING REGULATIONS - WATERFORD, CT

ZONING SECTION	ZONING REQUIREMENTS	EXISTING	PROPOSED
ZONE	VR-10	VR-10	VR-10
LOT AREA	10,000 S.F.	±18,000 S.F.	±18,000 S.F.
MIN. LOT WIDTH	65.0'	180.0'	180.0'
MIN. FRONT YARD SETBACK (NORTH)	*	±60.5'	NO CHANGE
MIN. SIDE SETBACK (EAST)	15.0'	±16.25'	±15.25'
MIN. SIDE SETBACK (WEST)	15.0'	±87.5'	±77.5'
MIN. REAR SETBACK (SOUTH)	30.0'	±35.5'	±32.0'
MAX. BUILDING COVERAGE	20%	±1,958 S.F. (10.8%)	±3,285 S.F. (18.2%)
MAX. BUILDING HEIGHT	20.0'	±13.3'	±17.3'

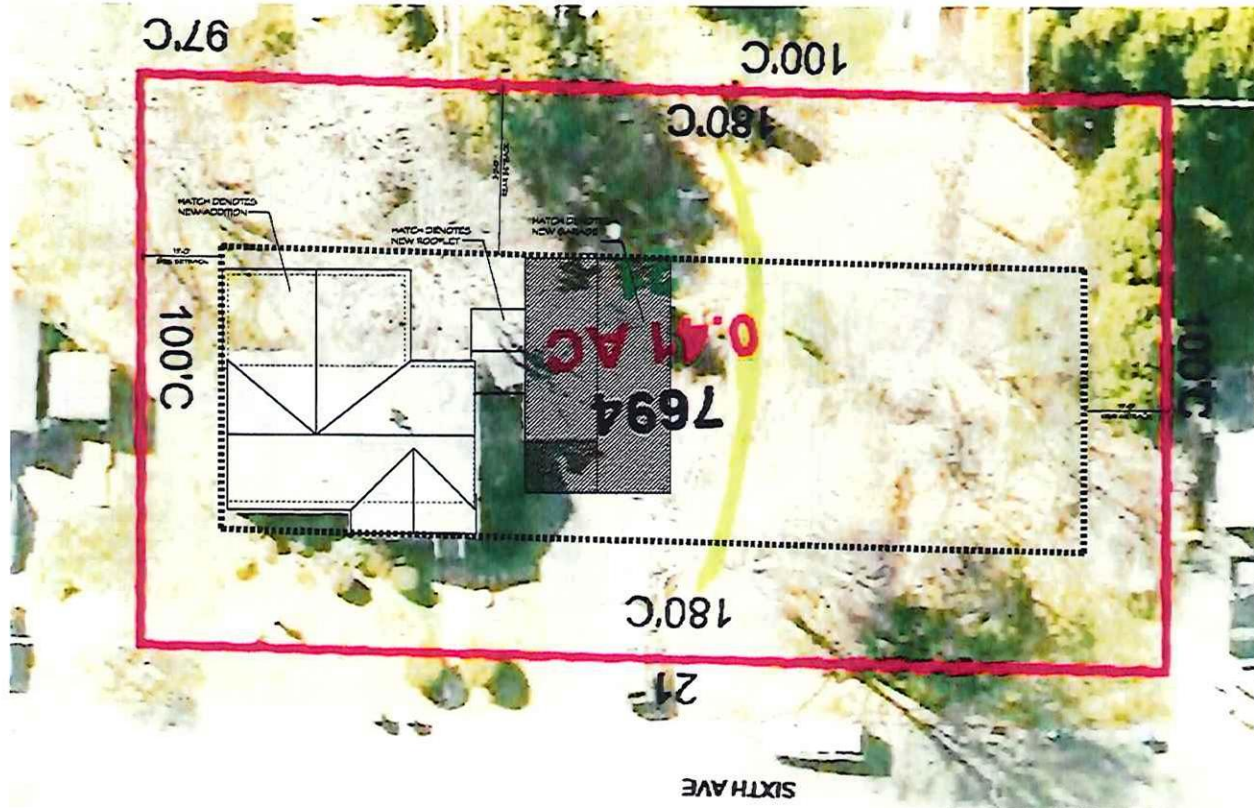
* THE FRONT YARD SETBACK SHALL BE WITHIN 5 FEET OF THE AVERAGE OF THE SETBACKS OF THE ADJACENT BUILDINGS ON EITHER SIDE OF A SINGLE INPILL LOT



ROWE DESIGN LLC
6 TRIPP ROAD
QUINCY HILL, CT 06374
404.247.7424

These drawings, including, but not limited to, the site plan, are prepared by Rowe Design LLC, a professional engineering firm, for the purpose of obtaining a permit from the Town of Waterford, CT. The drawings are not to be used for any other purpose without the written consent of Rowe Design LLC.

DATE: 06/20/2024



PROPOSED SITE PLAN
SCALE: 1"=40'

BARNETT RESIDENCE
21 SIXTH AVENUE WATERFORD, CT 06385
SITE PLAN AND ZONING CHART

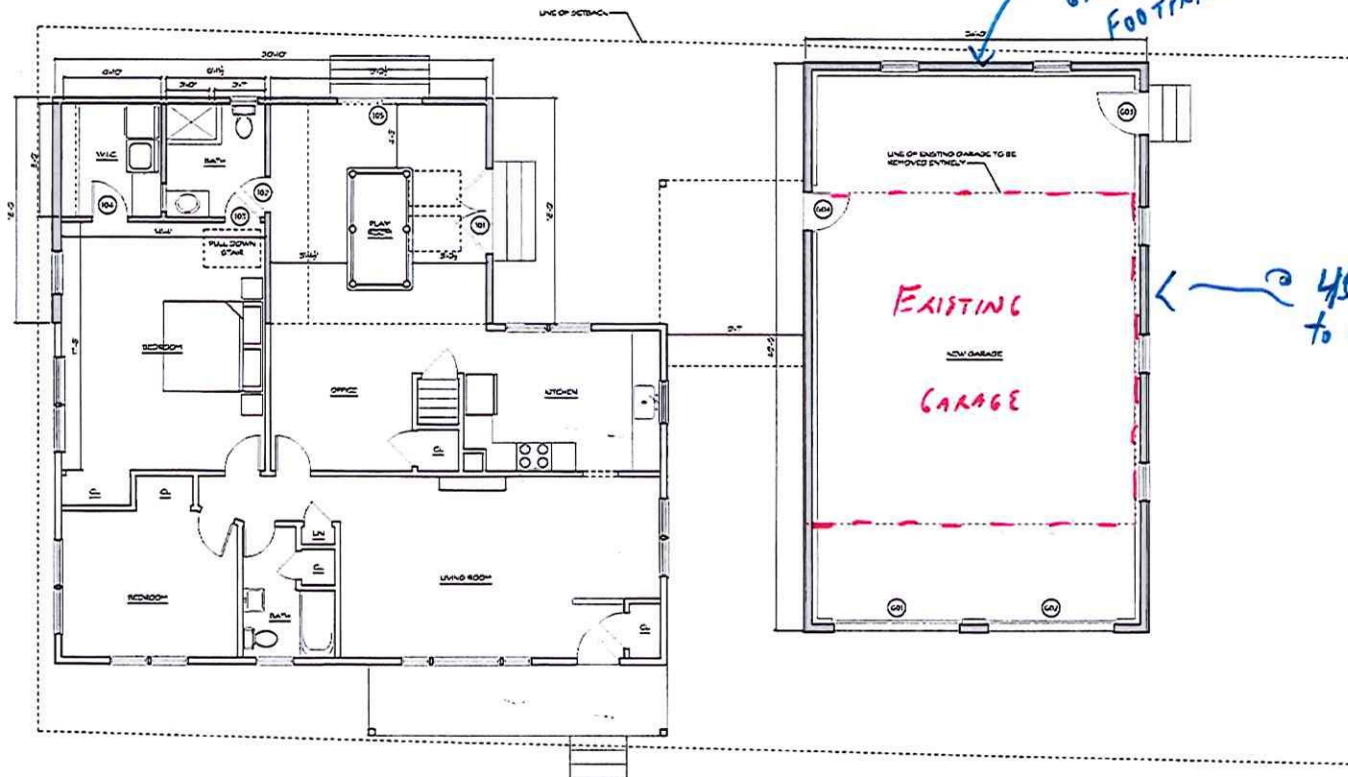
Project Number: 2024-04
Project Name: Barnett Residence

PERMIT SET

Site Plan
Site Plan
Site Plan
Site Plan

Project Number: 2024-04
Project Name: Barnett Residence

L2.0



ROWE DESIGN LLC
 5 THREE PLAZA
 QUINCY HILL, CT 06385
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1/2" = 1'-0"
 1/4" = 3'-0"
 1/8" = 6'-0"
 1/16" = 12'-0"

1/32" = 24'-0"
 1/64" = 48'-0"
 1/128" = 96'-0"
 1/256" = 192'-0"
 1/512" = 384'-0"
 1/1024" = 768'-0"
 1/2048" = 1536'-0"
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7/2/2026 3:24:35 PM

Scale: 1"=200'

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.

