

January 11, 2026

Dear Planning and Zoning Commission members: Mr. Wujtewicz, Ms. Kotfer, Mr. Massad, Ms. Barnett, Mr. Bleasdale, Mr. Ebersole, Mr. Conderino, Mr. Elbaum, Ms. Crum, and Mr. DiBuono,

I am writing to formally express my concerns regarding the proposed plan for 2 Forest Street, submitted on November 18, 2025, at the Waterford Planning and Zoning meeting. The property is a non-conforming lot directly adjacent to my home at 4 Forest Street.

My primary concern is the presence of exposed ledge on the property and the risks posed by excavation, foundation work, or utility trenching. As documented in the 2006 Zoning Appeal application, the environmental review concluded that the ledge on this property “presents significant restrictions for site construction and development since the ledge appears to extend under the proposed house.” About 90 years ago, my home was built directly into this ledge. Any disturbance of this ledge poses a real and potentially irreversible risk to the structural integrity of my home and its foundation.

The current application does not clearly describe how the foundation will be attached to the ledge, nor does it address whether blasting, mechanical rock removal, or deep trenching, will be required.

The engineer’s plan indicates that rainfall will be managed through an underground infiltration system approximately 20 feet by 1 foot. Installation of such a system requires subsurface excavation and assumes sufficient soil depth and permeability. Given the documented presence of shallow ledge on this property, I am concerned that excavation for this system may require mechanical rock removal or blasting and that infiltrated water could travel laterally along the ledge, potentially altering subsurface drainage patterns and affecting my foundation.

I respectfully request that the Commission carefully evaluate whether the proposed development can be constructed without adversely impacting adjacent properties. I urge the Commission to require detailed geotechnical information addressing ledge disturbance, excavation methods, and vibration impacts before any approval is considered.

If blasting or mechanical rock excavation is proposed, I respectfully request that the Commission require a pre-construction condition survey and continuous vibration monitoring at my home, conducted by a licensed third party and measured against U.S. Bureau of Mines residential peak particle velocity standards.

It is also important to note that 2 Forest Street is approximately 0.09 acres in size, roughly half the minimum lot size required for a buildable residential lot under current zoning standards. Correspondence submitted to the Zoning Board of Appeals in 2006 and 2007 notes that the lot

was deeded in 1974 to Ms. Poe with language in the deed stating that “the lot is only 40 feet wide and cannot be used due to zoning restrictions.”

When these factors are considered together; lot size, ledge conditions, excavation requirements, drainage systems, and setbacks, it is difficult to see how a house can be accommodated on this parcel without undue risk to adjacent properties.

Section 7 of the November 2025 engineering report states that developing a home on this lot would “build upon the character of the neighborhood.” I respectfully disagree and ask the Commission to consider whether construction on a lot of this size, which is significantly smaller than surrounding parcels, is consistent with the scale, spacing, and character of the neighborhood. I would encourage members of the Commission to visit my neighborhood and look at the property at 2 Forest Street to observe the lot size, ledge conditions, and topography firsthand. You are welcome to view it from my property.

Thank you for your time and for ensuring that these concerns are shared with the Commission for consideration.

Sincerely,
Karen Mitchill

