

# DRAFT

## **Inland Wetlands & Watercourses Permit #C-22-15 130R Great Neck Road, Waterford, CT**

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 130R Great Neck 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 activity:

1. Fill of 0.025 acre (1,086 sq. ft.) of inland wetland for construction of a 15 ft. wide gravel driveway over an existing gravel path and previously approved culvert crossing of an intermittent stream channel;
2. Temporary excavation and restoration to grade of 0.028 acre (1,226 sq. ft.) of inland wetland within a 6 ft. wide corridor along the north edge of the driveway for installation of water and sewer utilities;
3. Clearing and grading of 1.2 acres of forested upland review area for construction of a house, driveway and associated yard area.

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. The limit of clearing and disturbance adjacent to the on-site inland wetlands 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.
2. The wetland non-encroachment boundary shall be labelled on the final site plan and permanently marked on the property at 50 ft. intervals with markers provided by the Commission's agent affixed to trees or 4"x4" wooden posts.
3. The approved limits of clearing and grading shall be marked in the field prior to start of construction and approved by the Commission's agent.

4. All temporary wetland disturbance outside of the approved 15 ft. wide driveway footprint is to be restored to pre-construction grades. Any excavated boulders shall be removed from the wetland and the substrate returned to pre-development elevations to allow revegetation of native wetland plant species.
5. The wetland restoration areas shall be reviewed and approved by the Commission's agent following construction for consistency with the permit conditions. The agent may require additional restoration and stabilization measures to restore the wetland disturbance.
6. Construction de-watering areas and material stockpile areas are not authorized within wetlands or the wetland non-encroachment area. De-watering waters shall not be directly discharged to wetlands or surface waters.
7. Fill slopes along the edge of the driveway shall be stabilized immediately upon completion of grading to reduce erosion and the potential for sedimentation impacts. Erosion and sediment controls shall be maintained at the toe of driveway fill until exposed soils are stabilized with vegetative cover.

**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. 600 sq. ft. of the permanent wetland fill is within the footprint of a previously approved and installed gravel driveway access to the property. The proposed regulated activity involves 486 sq. ft. of new wetland fill.
- B. Temporary disturbance of inland wetlands for installation of the sub-surface utilities will be restored to grade and returned to wetland substrate conditions.
- C. Short-term impacts to wetlands are mitigated by installation of erosion and sediment control measures and restoration of wetland substrate in areas of temporary disturbance.
- D. Long-term impacts are mitigated by the proposed establishment of a wetland non-encroachment area upgradient of inland wetlands.

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: March 23, 2023

Issued By:

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Chairman, Richard F. Muckle  
Waterford Conservation Commission