



TOWN OF WATERFORD

Inland Wetlands & Watercourses Permit #C-25-02
441 Boston Post 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 441 Boston Post 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:

- Site demolition activity within the upland review area of two inland wetlands.
- Construction of a new fire station building, associated parking areas and stormwater rain garden within the upland review area of inland wetlands. The proposed activity will impact approximately 16,000 sq. ft. of the upland review area bordering wetland #1, an off-site intermittent channel, and 4,000 sq. feet of the upland review area of wetland #2, a wetland swale located on the project property easterly of the construction area.
- Discharge of treated stormwater run-off from the developed site to upland area adjacent to inland wetlands.

These regulated activities are associated with the construction of a new fire station and associated paved parking areas, driveways and stormwater treatment system on approximately 2.0 acres located at 441 Boston Post Road, Waterford, Connecticut. The proposed activities are detailed on site plans entitled; "Oswegatchie Fire Station, 441 Boston Post Road, Waterford, Connecticut; Inland Wetland/Watercourse Permit Submission", revised through 1/21/2025, prepared by Langan Engineering & Environmental Services, Inc.

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 limits of clearing and disturbance shall be marked in the field and approved by the Commission's agent prior to the start of site work.
2. At all times during site construction, temporary diversion swales and sediment traps shall be installed and maintained to control construction run-off and prevent sediment discharge to wetlands.

3. Native shrub plantings are to be installed in accordance with the plan along the northern site development boundary to enhance vegetated buffer within the upland review area.
4. Signage is to be installed at the northern edge of the developed site indicating a wetland protection area and "no dumping or discharge".
5. An as-built plan and written inspection report from the design engineer shall be submitted to the Commission's agent to document that the grassed swale and rain garden and level spreader controls were constructed in accordance with the approved plans prior to issuance of a certificate of permit compliance.
6. An operation and maintenance plan shall be prepared by the project engineer identifying the frequency and type of inspection and maintenance actions required for each element of the stormwater treatment train. The plan shall be kept on-site and routine maintenance performed in accordance with the plan.

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 proposed activity does not directly impact wetlands or watercourses. The new edge of pavement has been further removed from the wetland perimeter increasing vegetated buffer adjacent to the wetland channel north of the site.
- B. The capacity and opportunity of the wetlands to function in supply and protection of surface and groundwater, control sediment and pollutants, prevent flooding and facilitate drainage are not adversely impacted by the re-development of the site. The wetlands are intermittent and do not provide fish or wildlife habitat functions.
- C. Stormwater volume and quality are attenuated by capturing the water quality volume of stormwater run-off from the site.
- D. Short term impacts to wetlands are minimized through implementation of a phased construction sequence, and detailed erosion and sediment control plan. Long term impacts are mitigated by the stormwater management system controlling water quality impacts, maintaining groundwater recharge and detaining peak flows.
- E. The proposed activities are not anticipated to affect abutting or downstream properties or result in loss of aquatic habitat or wetland function. The proposed plan includes measures to mitigate potential impacts to wetland water quality and maintains hydrology.

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: February 13, 2025

Issued By:


Waterford Conservation Commission

Effective Date: 14 Apr 25