



## PLANNING & DEVELOPMENT

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Date: April 25, 2025

To: Meredith Badalucca, Asst. Planner  
Office of Land Use & Development, Town of Montville, CT

Re: **25 IWC 7 – Inland Wetlands Application**  
**4 lot Resubdivision Silver Falls Road: Plan Date 4/10/2025**  
**Referral to Waterford Conservation Commission**

Ms. Badalucca,

The Waterford Conservation Commission reviewed the referenced subdivision plan at their meeting conducted April 24, 2025. The following comments are offered for consideration.

1. The proposed future emergency access roadway extension into Waterford will require an application for an inland wetlands permit to the Waterford Conservation Commission. Based on the schematic outline for a 20 ft. wide driveway, the associated proposed grading, and location of off-site wetlands as indicated on the plan, extension of this proposed access onto the Pember Road parcel may involve significant wetland impacts. The location of this access drive extension may need to be modified to reduce the extent of wetlands impacted and to address feasible alternatives as part of the Waterford Inland Wetlands & Watercourses permitting process.

At this time, the Commission has not received or reviewed an application for permit to conduct regulated activity associated with development on the adjacent Pember Road parcel. The purpose of this roadway extension into Waterford remains a question that will be reviewed formally through the inland wetland & watercourses application review process.

2. The limits of grading and fill on Sheet 3 extend west of the limits of the proposed easement for the emergency access road, involving additional inland wetland impact west of wetland flag #1-1. From a review of available aerial photography and elevation mapping (CT ECO), this wetland is a watercourse connecting to the pond. Impacts to this wetland are not addressed in the application or wetland narrative.

3. The proposed layout for the emergency access road does not match the proposed grading in the southwest corner of the parcel. The grading also eliminates the future water quality basin #5 designed to treat stormwater run-off from a portion of the access road. The applicant should provide additional information to clarify these discrepancies.

4. Erosion and sediment control measures are required at the limit of grading and disturbance proposed at the southwest terminus of the emergency access road to mitigate sediment impacts to the down-gradient wetland areas. Temporary construction run-off controls may be necessary in this area due to the associated cut and fill up-gradient of inland wetlands and watercourses.

Respectfully,

  
Maureen FitzGerald, Environmental Planner  
Town of Waterford, CT