



WETLAND CONFORMANCE AND REMEDIATION NARRATIVE

339 Chesterfield Road – Oakdale, Connecticut

1. Project Background

The subject property at 339 Chesterfield Road contains regulated inland wetlands and associated upland review areas as field delineated by Martin Brogie on March 14, 2024. Following construction activities associated with the residential driveway, drainage improvements, septic system installation, and site access, it was identified that certain site features were installed or modified in closer proximity to regulated wetland areas than originally anticipated.

This narrative is submitted to document existing conditions, describe corrective actions taken and proposed, and demonstrate conformance with the intent of the Inland Wetlands and Watercourses Act through avoidance, minimization, and mitigation of wetland impacts.

2. Existing Conditions and Observed Encroachments

Post-construction field review identified the following conditions within or adjacent to regulated areas:

- Localized placement of processed aggregate driveway material extending into regulated wetland soils.
- Construction of masonry retaining wall segments without prior wetlands approval.
- Minor grading and fill associated with driveway construction extending into wetland areas.

No evidence of permanent wetland conversion, dredging, channelization, or hydrologic obstruction was observed. Wetland vegetation remains generally intact outside of the limited disturbed areas identified.

3. Corrective Measures and Remediation Plan

Corrective actions have been designed to fully address the identified encroachments while minimizing additional disturbance. These measures are shown on the **Proposed Wetland Compliance Plan** and include the following:

a. Removal of Unauthorized Fill

All unauthorized fill material behind the stone diaphragm area shall be removed to original grades as closely as practicable. Disturbed wetland soils will be stabilized immediately following removal.

b. Wetland Restoration and Reseeding

Following fill removal, affected areas within wetlands will be reseeded using an approved wetland seed mix provided by a qualified soil scientist. Restoration will be conducted to re-establish native wetland vegetation and prevent erosion.

c. Retaining Wall Adjustments

- One existing unpermitted masonry wall will be relocated approximately two (2) feet to allow fire apparatus to pass.
- Certain masonry wall segments identified during the on-site meeting are proposed to remain where removal would result in greater disturbance or destabilization, consistent with minimization principles.

d. Driveway Encroachment Resolution

A limited portion of the existing driveway encroachment is proposed to remain per direction received during the on-site meeting with regulatory staff. No further expansion is proposed, and edge stabilization measures are incorporated to prevent future encroachment.

4. Avoidance and Minimization

All corrective work has been designed to:

- Limit the extent of disturbance strictly to areas necessary for remediation;
- Avoid new impacts to wetlands or watercourses;
- Preserve existing wetland functions and values;
- Prevent future encroachments through clearly defined wetland and setback limits.

No additional wetland disturbance beyond what is required for restoration is proposed.

5. Compliance with Wetlands Regulations

The proposed corrective actions restore compliance with local inland wetlands regulations by removing unauthorized impacts, restoring disturbed wetland areas, and ensuring that all remaining site improvements are located outside regulated areas to the maximum extent practicable.

The plan represents a net environmental benefit compared to existing conditions and is consistent with the purposes of the Inland Wetlands and Watercourses Act.

6. Conclusion

This submission documents existing conditions and provides a comprehensive remediation approach to address prior construction impacts within regulated wetland areas. Upon completion of the proposed measures, the site will be in substantial conformance with approved wetland protection standards, and no long-term adverse impacts to wetlands or watercourses are anticipated.