

Permit # 22SUB 3 Fees \$ 4600 ✓ 575

Subdivision/Resubdivision Application

Assessors Map 7 Lot 35 Acres 47.65 Zoning District WRP160 # Of lots 8
Project address: East Lake Road & Fire St. Subdivision Name N/A

Resubdivision only:

Name of original Subdivision _____
Date of Commission Approval _____

Property owner name: Walter N. Wainwright, Jr.
Property owner address: 149 Great Neck Road, Waterford, CT 06385

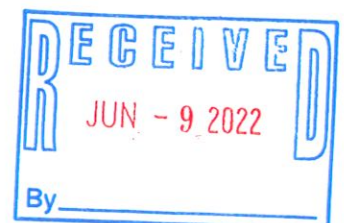
Applicant name: Sunmar/RAF Builders, LLC
Applicant address: 285 Old Colchester Road, Uncasville, CT 06382
Tel # _____ Cell # (860) 608-0995
Fax # _____ Email sundae.franklin@gmail.com

Engineer name: Boundaries, LLC
Tel # (860) 376-2006 Cell # _____
Fax # _____ Email dsorrentino@boundariesllc.net

Attorney name: N/A
Tel # _____ Cell # _____
Fax # _____ Email _____

Regulated wetlands	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Public water supply watershed	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Community well system	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Flood Hazard Area	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	Flood zone _____
Municipal water	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Individual well	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Subsurface sewage disposal	<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	
Municipal sewer	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Coastal Management Area	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Ct General Stormwater		
Quality Permit	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Army Corps of Engineers	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Water diversion permit	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Dam permit	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	
Subject to a conservation restriction and/or a preservation restriction		
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no		
Office of State Traffic Commission (OSTA) Permit		
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no		
DOT encroachment permit		
<input type="checkbox"/> yes <input checked="" type="checkbox"/> no		
Waiver(s) requested	<input type="checkbox"/> yes <input checked="" type="checkbox"/> no	Regulation section(s) _____

Erosion & sediment control bond \$ 11,234.55
Performance/Road bond \$ N/A



The subdivision application must be submitted with the following approvals and or documents if applicable:

- ☒ Permit from the Inland Wetlands & Watercourses Commission or subdivision sign off.
- ☐ Approval letter from the Water Pollution Control Authority.
- ☐ Approval letter from the appropriate Water Authority.
- ☐ Approval letter from the Uncas Health District.
- ☒ Bond estimate.
- ☒ Erosion & sediment control narrative.
- ☒ Drainage calculations.
- ☐ State of Ct. Real Estate Conveyance Tax Return – OP236.
- ☐ Transfer of Title Deed.
- ☐ State of Ct. DOT District II approval.
- ☒ Copy of Ct. Department of Health notification if project is within a public water supply watershed.

Applicant signature *Deirdre Mentino*, Agent Date 6/9/22
Owner signature *Deirdre Mentino*, Agent Date 6/9/22
for Boundaries, LLC
for Boundaries, LLC

Subdivision Review Checklist

- ☒ The original and one copy of a complete and correct subdivision/resubdivision application, collated and stapled.
- ☒ Letter of authorization from the property owner, authorizing agent to act on their behalf.
- ☒ Check or money order made payable to **Town of Montville** for fifty dollars (\$50.00) per lot in the proposed subdivision or fifty dollars (\$50.00). In the case of a resubdivision, the fee shall be based on the number of new lots created; however, in no case shall the fee be less than fifty dollars (\$50.00) per lot). In addition, if a Public Hearing is required, an additional four hundred fifty dollars (\$450.00) shall be due (plus the State of Connecticut fee in the amount of sixty dollars (\$60.00) .
- ☒ An estimate of the costs for public improvements and E & S improvements proposed for the subdivision, and basis for same.
- ☒ Where applicable, written copies of all agreements or other documents governing the use, reservation or maintenance of all land(s) whether or not to be deeded to the Town.
- ☒ Submission, in cases where drainage systems are proposed to be constructed, of a narrative report including all calculations used in the drainage design.

This checklist, completed by the applicant, must accompany the application.

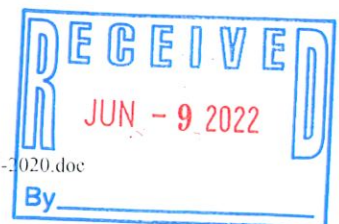
- ☒ Fourteen (14) prints of the plan in one of the following sizes:
 - 36" x 24"
 - 24" x 18"
 - 18" x 12"
- ☒ All prints shall have a ½ inch border on three sides and a 2" border on the left side (fold plans).

Information to be included on the subdivision/resubdivision plan

- ☒ The name of the subdivision/resubdivision placed in the lower right hand corner of the plan. In addition, the name and address of the subdivider and owner of the property, scale, date of preparation, revisions should be there as well (title block).
- ☒ Scale of at least 1" = 100', or 1" = 40', or 1" = 20'.
- ☒ North point. The top of the sheet should be north, if practical.
- ☒ Name, Connecticut registration number and seal of the land surveyor and/or engineer. Cover sheets must contain a live seal.
- ☒ Key map at scale not smaller than 1"=1000' as an insert map on boundary plan. Include existing roads and watercourses within 2000'.
- ☒ Boundaries, dimensions and acreage of the property to be subdivided.
- ☒ Boundaries of properties and names of property owners within 100 feet of the proposed subdivision.
- ☒ Locations and designations of all wetlands, watercourses and rock out-croppings.
- ☒ Lot boundaries, dimensions, bearings, angles and areas in square feet (lot areas may be shown in tabular form on the same sheet).

Subdivision Review Checklist

Page 1 of 2



- ☒ All existing buildings, pipe markers and any other physical evidence concerning property boundaries. When new markers are established, they shall be referenced to established points of the Connecticut Coordinate System, unless the applicant can show, in writing and to the satisfaction of the Commission, that such reference would be an unreasonable hardship because of distance or topographic problems.
- ☒ Locations of all existing and proposed easements, rights-of-way, drainage rights and open spaces.
- ☒ Location of street rights-of-way, bearings, curve data, including arc length, radii and central angles, street names, pavement widths, stations along center lines at 100-foot intervals, and locations of sidewalks and street pavement within the rights-of-way.
- ☒ The proposed name of each street. Street names shall be substantially different so as not to be confused in sound and spelling with present names in the town, except that streets that join or are in alignment with streets on abutting or neighboring property shall bear the same name.
- ☒ Contour lines at five-foot intervals. Elevations shall be referenced to U. S. Geological survey datum.
- ☒ Locations of proposed property line monuments and markers (monuments at front corner of lots).
- ☐ Show location of base flood (100-year storm) elevation data for that portion of the subdivision located within "A Zones" on the flood hazard boundary map or Flood Insurance Rate Map for Montville.
- ☒ Signature blocks shall be located along the right border of the plan. Refer to the subdivision regulations for all required signatures and statements.
- ☒ Where applicable, a construction plan as specified in the subdivision regulations.
- ☒ Erosion and sediment control plan in conformance with standards prescribed in erosion and sedimentation control handbook of the Soil Conservation Service and the Subdivision Regulations. Plan should be designated on sheet including construction plans, where applicable.
- ☒ Deep test pits and percolation test holes in tabular form on plan; including date tests were witnessed by Health Director's Agent and who witnessed same.
- ☒ Locations of proposed principal buildings, driveways, water supplies and sewerage disposal systems shall be shown on all lots containing wetlands, water courses, slopes in excess of ten percent, ledge outcrops or shallow to bedrock soils in order to permit the Commission to determine that the proposed lot can accommodate the intended use.
- ☒ Location of proposed underground utilities. The Commission may approve above ground locations where physical conditions make underground installation impractical.
- ☒ All road, sewer, and drainage design must conform to Town specifications. Please refer to the Subdivision Regulations to insure that your application meets all applicable design requirements.

Subdivision Review Checklist

Page 2 of 2

June 6, 2022

Town of Montville
Inland Wetlands & Watercourses Commission
Planning & Zoning Commission
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: Owner/Applicant's Agent Authorization for Municipal Land Use Permitting

To Whom it May Concern;

I, Walter N. Wainwright, Jr., owner of property identified as Assessor's ID# 007-035-000, located at East Lake Road and Fire Street in Montville (Oakdale), Connecticut, do hereby authorize Richard A. Franklin of Sunmar/RAF Builders, LLC to prepare and submit applications to the Montville Inland Wetlands & Watercourses Commission and the Montville Planning & Zoning Commission for a 8-Lot subdivision proposed for the aforementioned property.

Sincerely,



Walter N. Wainwright, Jr.
149 Great Neck Road
Waterford, CT 06385

I, Richard A. Franklin, member of Sunmar/RAF Builders, LLC, do hereby authorize the firm of Boundaries, LLC to represent my interests before the Montville Inland Wetlands & Watercourses Commission and the Montville Planning & Zoning Commission for a proposed 8-Lot subdivision upon property identified as Assessor's ID# 007-035-000, located at East Lake Road and Fire Street in Montville (Oakdale), Connecticut

Sincerely,



Richard A. Franklin, Member
Sunmar/RAF Builders, LLC
285 Old Colchester Road
Uncasville, CT 06382



Application Fee Calculations

8-Lot Subdivision – IW&WC and P&ZC

Applicant: Sunmar/RAF Builders, LLC

Location: East Lake Road & Fire Street (Parcel #007-035-000)

Fee Calculation

Town of Montville

Inland Wetlands & Watercourses Commission

Residential Subdivision \$50/Lot (8 X \$50): \$400

State Fee: \$60

Total: \$460

Fee Calculation

Town of Montville

Planning & Zoning Commission

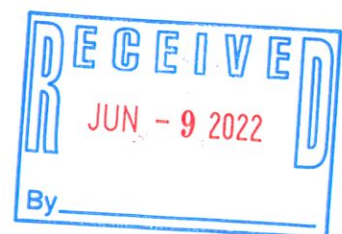
Subdivision Application

\$50/Lot (8 X \$50): \$400

State Fee: \$60

Total: \$460

All checks to be made payable to “Town of Montville”





100 foot Abutters List Report

Montville, CT
June 03, 2022

Subject Property:

Parcel Number: 007-035-000
CAMA Number: 007-035-000
Property Address: EAST LAKE RD

Mailing Address: WAINWRIGHT WALTER N JR
149 GREAT NECK RD
WATERFORD, CT 06385

Abutters:

Parcel Number: 006-018-000
CAMA Number: 006-018-000
Property Address: RIDGE HILL RD

Mailing Address: CONNECTICUT AUDUBON SOCIETY INC
THE C/O FAIRFIELD NATURE CENTER
2325 BURR ST
FAIRFIELD, CT 06824

Parcel Number: 007-032-000
CAMA Number: 007-032-000
Property Address: 1108 EAST LAKE RD

Mailing Address: SENECA GARY DAVID JR & LORI B
1108 EAST LAKE RD
OAKDALE, CT 06370

Parcel Number: 007-032-005
CAMA Number: 007-032-005
Property Address: 1084 EAST LAKE RD

Mailing Address: SUNMAR/RAF BUILDERS LLC
285 OLD COLCHESTER RD
UNCASVILLE, CT 06382

Parcel Number: 007-032-006
CAMA Number: 007-032-006
Property Address: 1090 EAST LAKE RD

Mailing Address: SUNMAR/RAF BUILDERS LLC
285 OLD COLCHESTER RD
UNCASVILLE, CT 06382

Parcel Number: 007-032-007
CAMA Number: 007-032-007
Property Address: 1096 EAST LAKE RD

Mailing Address: BURCHWELL JOEL & BRITTNEY
1096 EAST LAKE RD
OAKDALE, CT 06370

Parcel Number: 007-032-008
CAMA Number: 007-032-008
Property Address: 1102 EAST LAKE RD

Mailing Address: DURAN JUAN M JR & COLON YIRA A
1102 EAST LAKE RD
OAKDALE, CT 06370

Parcel Number: 007-032-009
CAMA Number: 007-032-009
Property Address: 1114 EAST LAKE RD

Mailing Address: OBRIEN PATRICK DAVID & JESSICA
1114 EAST LAKE DR
OAKDALE, CT 063701866

Parcel Number: 007-033-000
CAMA Number: 007-033-000
Property Address: 221 FIRE ST

Mailing Address: NEW LONDON CITY OF WATER DEPT
15 MASONIC ST
NEW LONDON, CT 06320

Parcel Number: 007-034-000
CAMA Number: 007-034-000
Property Address: 220 FIRE ST

Mailing Address: SWEEZY JERRY G EST
FIRE ST
OAKDALE, CT 06370

Parcel Number: 007-034-001
CAMA Number: 007-034-001
Property Address: FIRE ST

Mailing Address: CONCASCIA DONALD G & SHELLY C
1043 EAST LAKE RD
OAKDALE, CT 06370



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

6/3/2022

Abutters List Report - Montville, CT



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100 foot Abutters List Report

Montville, CT

June 03, 2022

Parcel Number: 007-036-000
CAMA Number: 007-036-000
Property Address: 1087 EAST LAKE RD

Mailing Address: THORNTON MARK C & JOANNA
1087 EAST LAKE RD
OAKDALE, CT 06370

Parcel Number: 007-037-000
CAMA Number: 007-037-000
Property Address: 1081 EAST LAKE RD

Mailing Address: LEVY GORDON M
1081 EAST LAKE RD
OAKDALE, CT 06370

Parcel Number: 007-041-001
CAMA Number: 007-041-001
Property Address: 1043 EAST LAKE RD

Mailing Address: CONCASCIA DONALD G & SHELLY C
1043 EAST LAKE RD
OAKDALE, CT 06370

Parcel Number: 014-008-000
CAMA Number: 014-008-000
Property Address: 411 FIRE ST

Mailing Address: NEW LONDON CITY OF WATER DEPT
15 MASONIC ST
NEW LONDON, CT 06320



www.cai-tech.com

6/3/2022

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Erosion Control and Site Restoration Bond Estimate
Typical Lot Development
East Lake Road Subdivision, Montville, Connecticut

DATE: 6/2/2022
Page 1 of 1

Item No.	Description	Quantity	Unit Cost	Amount
EROSION AND SEDIMENTATION CONTROLS				
1a	Anti-tracking pad, per square yard	75	\$25.00	\$1,874.97
1b	Sediment fence barrier, install and maintain, per linear foot	450	\$4.00	\$1,800.00
SITE RESTORATION				
2a	Hay, 1" deep, power mulcher, large, per 1,000 square feet	36	\$80.00	\$2,879.96
2b	Spread topsoil 4" deep from pile to rough finish grade, front end loader, per cubic yard	445	\$7.94	\$3,532.14
2c	Fescue, tractor spreader, per 1,000 square feet	36	\$31.87	\$1,147.48
EROSION AND SEDIMENTATION CONTROLS				\$3,674.97
SITE RESTORATION				\$7,559.58
PROPOSED BOND TOTAL				\$11,234.55





179 Pachaug River Drive
P.O. Box 184
Griswold, CT 06351
T 860.376.2006 | F 860.376.5899

www.boundariesllc.net

TRANSMITTAL

June 9, 2022

Mr. Joseph Lanzafame
Director of Public Utilities
City of New London
120 Broad Street, 2nd Floor
New London, CT 06320

RE: Subdivision Plan Submitted to Montville IW&WC and P&ZC
Proposed 8-Lot Residential Subdivision
Location: East Lake Road & Fire Street, Montville (Oakdale)
Applicant: Sunmar/RAF Builders, LLC



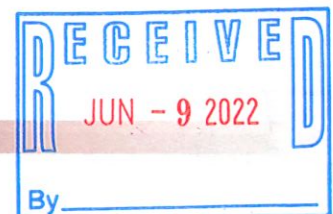
Dear Mr. Lanzafame-

Please be advised that Sunmar/RAF Builders, LLC, has submitted application(s) to the Montville Inland Wetlands & Watercourses Commission (IW&WC) and the Montville Planning & Zoning Commission (P&ZC) for approval of a 8-Lot residential subdivision upon property located at East lake Road and Fire Street (Assessor's ID#007-035-000).

A small portion of the subject property is within the designated Public Water Supply Watershed for Lake Konomoc (PWS ID# CT0950011), operated by the City of New London Department of Public Utilities. As such, we are required to forward the proposal to your department for review and consideration as to whether the proposal has the potential to negatively impact your Public Water Supply.

Please find the following documents attached hereto:

- One (1) paper copy of the proposed Subdivision Plan entitled: "Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, Property of Walter N. Wainwright, Jr., East Lake Road & Fire Street, Montville (Oakdale), CT, June 2022, Sheets 1 of 7 through 7 of 7" Prepared by this firm.
- One (1) paper copy of the "Watershed or Aquifer Area Project Notification Form" which was submitted via email to the CT Department of Public Health at dph.swpmail@ct.gov on June 9, 2022, including a copy of the email submission, and associated location map.



This application is scheduled to be received by the Montville Inland Wetlands & Watercourses Commission on June 16, 2022 and the Montville Planning & Zoning Commission on June 28, 2022. Subsequent to your review, if a finding of no impact could be forwarded to the Montville Planning Department for inclusion in the Commissions permanent files, we would greatly appreciate it.

If you have any questions or concerns regarding this correspondence or the documents submitted herewith, please contact the undersigned at your convenience.

Sincerely,



Demian A. Sorrentino, AICP, C.S.S.
Certified Planner & Soil Scientist
Boundaries LLC
for Sunmar/RAF Builders, LLC

Attach (2)

C: Montville Inland Wetlands & Watercourses Commission
Montville Planning & Zoning Commission
File

Demian Sorrentino

From: Demian Sorrentino
Sent: Thursday, June 9, 2022 11:03 AM
To: dph.swpmail@ct.gov
Subject: Watershed Area Project Notification Form - Proposed 8-Lot Residential Subdivision
Attachments: DPH WATERSHED NOTIFICATION FORM_PRINT.pdf

Good Morning-

Submitted herewith is a completed Watershed Area Project Notification Form for a proposed 8-Lot subdivision located at East Lake Road and Fire Street in the Oakdale section of Montville, CT.

Sunmar/RAF Builders, LLC is proposing 8 new residential development lots to be served by individual on-site wells and subsurface sewage disposal systems.

A small portion of the subject property is within the designated Public Water Supply Watershed for Lake Konomoc (PWS ID# CT0950011), operated by the City of New London Department of Public Utilities.

Subsequent to this email, we will forward a letter and hard copy set of Subdivision Plans to Mr. Joseph Lanzafame, Director of Public Utilities for the City of New London, for his review.

If you have any questions or concerns, please contact the undersigned at your convenience.

Thanks & Regards,

Demian

Demian A. Sorrentino, AICP, C.S.S.
Certified Planner & Soil Scientist
Project Manager
Boundaries, LLC
PO Box 184
Griswold, CT 06351
T: (860) 376-2006
E: dsorrentino@boundariesllc.net
W: www.boundariesllc.net