

APPLICANT INSTRUCTIONS: All applicants must complete this application form. The Commission will notify the applicant of any additional information that may be required and will schedule a Public Hearing if necessary. In addition to the information required, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of this proposal. **PLEASE SUBMIT FOURTEEN (14) COPIES OF THE APPLICATION AND FOURTEEN (14) COPIES OF ANY OTHER DOCUMENTS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE MEETING.**

I. Applicant Information

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

Interest in Property Owner Option Holder Developer Harvester Other
 Attach a Written Consent to the proposed activity from the owner if applicant is not the owner Required Not Required

II. Owner Information

Name Walter N. Wainwright, Jr. Address 149 Great Neck Road, Waterford, CT 06385
Tel # _____ Cell # _____
Fax # _____ Email _____

III. Engineer Information

Engineer: David C. McKay, PE
Contact: Demian A. Sorrentino, AICP, CSS
Firm Boundaries, LLC Address PO Box 184
Tel # (860) 376-2006 Cell # _____
Fax # (860) 376-5899 Email dsorrentino@boundariesllc.net

IV. Attorney Information

Contact N/A
Firm _____ Address _____
Tel # _____ Cell # _____
Fax # _____ Email _____

V. Property Information

Address of Proposed Activity East Lake Road & Fire Street
Assessor's Map and Lot Number 007-035-000
Land Records /Deed Volume: 633 Page: 170 Acreage of Property 47.65
Zoning WRP160

Provide a List of the Names and Mailing Addresses of Adjacent Property Owners (Attach Sheet)



VI. Wetlands and Watercourse Information

Total Acreage of Wetlands on the site 3.63 acres
Wetland Disturbance Area 0 sq ft
Upland Review Disturbance Area 0 sq ft
Have the Wetlands Been Flagged Yes No Year 2021
Name of Soil Scientist Demian A. Sorrentino
Linear Feet of Watercourse Disturbance 0 ft
Creation of New Wetlands 0 sq ft

VII. Project Description

Subdivision Review No Regulated Activity Permit Modification
 Regulated Activity Permitted Use as of Right Permit Renewal

Activity will involve (Check all that apply)

Alteration Construction Pollution Stormwater Discharge
 Deposition of Material _____ cubic yards
 Removal of Material _____ cubic yards

See attached checklist of items that are to be included on Plan and supplemental data.

A) Attach a Detailed Plan of the Proposal and indicate Plan Title and Date.

Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, Property of Walter N. Wainwright, Jr., East Lake Road & Fire Street, Montville (Oakdale), Connecticut June 2022

B) Provide Brief Description of the Proposed Project on separate piece of paper. Instructions attached.

C) List Titles and dates of all documentation which will be included and submitted with this application and attach to application. Documents should include, but are not limited to; Project Proposal, Soil Scientist Reports, and Drainage Calculations.

VIII. Other Information

1. Does the application involve an activity in a regulated area that is within 500 ft of another municipality?

Yes No

- If YES, then a copy of the application and all material is to be submitted to said Town and a copy of the transmittal form is to be provided to the Commission.

2. Is the property located within a Flood Hazard Area? Yes No

-If YES, then please provide additional material showing the location of the area.

3. Is the regulated activity within a Public Water Supply Aquifer or Watershed? Yes No

- If YES, then a copy of the application and all material is to be submitted to the State Department of Health as well as the appropriate Water Company. See attached instructions for the Notification Process for the State Health Department. A copy of the transmittal forms shall be provided to the Commission.

4. Does the application require approval from Uncas Health District? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

5. Does the application require approval from the Public Works Dept? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

6. Does the application require approval from the Town of Montville WPCA? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

7. Does the application require permits from the following agencies?

| | | | Submission Info |
|--|---|------|-----------------|
| Army Corps of Engineers | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Date | _____ |
| Department of Environmental Protection | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Date | _____ |
| Department of Transportation | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No | Date | _____ |

- If YES, then a copy of the application and all material is to be submitted to said Agency and a copy of the transmittal form is to be provided to the Commission.

8. Does this permit require a State Water Diversion Permit? Yes No

9. Does this permit require a State Dam Permit? Yes No

10. Is this property subject to a Conservation Restriction and/or a Preservation Restriction?

-If YES, attach a copy of certified notice. Yes No

11. If the application is a renewal or modification of an existing permit, is a copy of the original approval included in the documentation package? Yes No

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Montville Inland Wetlands Commission at reasonable times, both before and after the permit in question has been granted by the Commission.

Name *Denia A. Mentino* Date 6/9/22
for Boundaries, LLC

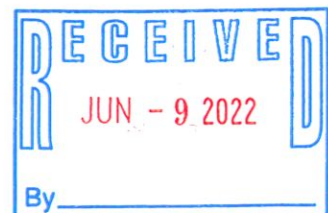
Property Owner if other than Applicant *Denia A. Mentino* Date 6/9/22
for Boundaries, LLC
Permitting Agent for Walter N. Wainwright, Jr.

TOWN OF MONTVILLE
INLAND WETLANDS APPLICATION CHECKLIST

N/A

- Completed application signed by the property owner. If you are acting on behalf of the property owner than a letter must also be submitted by the property owner stating that you are acting as his/her agent.
- Application must have the disturbance area in square feet and acres to include the buffer area, as well as, the wetland area and what type of activity it will be in tabular format.
- A narrative describing the activities to take place on the property. This is to include but not limited to:
 - Alternatives considered.
 - Description of the activity including location and square footage of Disturbance.
 - What type of erosion and sediment control will be used.
 - If machinery will be used or if work will be done by hand.
 - Identify the sub-drainage basin where the proposed activity will occur.
- List of abutting property owners and names indicated on plan.
- Location of all wells and septic systems of abutting property owners, as well as, any located onsite.
- Existing and proposed contours at 5 ft contours.
- Location of all designated wetland and watercourse areas by a Certified Soil Scientist. A soils report from the soil scientist shall also be provided along with a live signature and stamp on the plans.
- Location of all Flood Zones per Federal Flood Insurance Rate Maps.
- Location of all existing and proposed buildings and their uses.
- Location of all crossings and storm water drainage systems and their drainage. calculations based on ten (10) and Twenty-five (25) year storms. In addition all points of ground water discharge will also be shown.
- Location of all Erosion and Sediment control devices and an Erosion and Sediment control plan.
- North arrow and location key at 1"= 1000".
- DEEP Report Form.

Inland Wetlands Checklist
Page 1 of 2



- The requirements of Section 7.5 shall apply if the proposed activity has been determined **significant**.
- Site plans for the proposed use or operation and the property which will be affected, which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and use of wetlands and watercourses, and other pertinent features of the development drawn by a licensed surveyor, professional engineer or landscape architect registered in the State of Connecticut or by such other qualified person;
 - Engineering reports and analyses and additional drawing to fully describe the proposed project and any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan;
 - Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U. S. Soil Conservation Service (the Commission may require the applicant to have the wetlands delineated in the field by a soil scientist and that the field delineation be incorporated onto the site plan);
 - Description of how the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetlands functions;
 - Description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and with each alternative, and a description of why each alternative considered was deemed neither feasible nor prudent;
 - Analysis of chemical or physical characteristics of any fill material;
 - Measures which mitigate the impact of the proposed activity. Such measures include, but are not limited to, plans or actions which avoid destruction or diminution of wetland or watercourse functions, recreational uses and natural habitats, which prevent flooding or degradation of water quality.

**In addition to this checklist, the applicant is also responsible for those items listed in the
EROSION & SEDIMENT CONTROL CHECKLIST**

Statewide Inland Wetlands & Watercourses Activity Reporting Form

Please complete and mail this form in accordance with the instructions on pages 2 and 3 to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____
2. ACTION TAKEN (see instructions, only use one code): _____
3. WAS A PUBLIC HEARING HELD (check one)? yes no
4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

5. TOWN IN WHICH THE ACTION IS OCCURRING (print name): Montville
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the action is occurring (print name(s)): _____
6. LOCATION (see instructions for information): USGS quad name: Montville or number: _____
subregional drainage basin number: 3006
7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Sunmar/RAF Builders, LLC
8. NAME & ADDRESS / LOCATION OF PROJECT SITE (print information): East Lake Road & Fire Street
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
9. ACTIVITY PURPOSE CODE (see instructions, only use one code): B
10. ACTIVITY TYPE CODE(S) (see instructions for codes): 14, _____, _____, _____
11. WETLAND / WATERCOURSE AREA ALTERED (must provide acres or linear feet):
wetlands: 0.0 acres open water body: 0.0 acres stream: 0.0 linear feet
12. UPLAND AREA ALTERED (must provide acres): 0.0 acres
13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO

John U. Faulise, Jr., L.S.
Gerald J. Stefon, L.S. (1952-2021)

Demian A. Sorrentino, AICP, C.S.S.

David C. McKay, P.E.
Jacob S. Faulise, E.I.T.



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

www.boundariesllc.net

June 9, 2022

Narrative to Accompany IW&WC Application

8-Lot Residential Subdivision

Location: East Lake Road & Fire Street, Montville (Oakdale), CT

Applicant: Sunmar/RAF Builders, LLC Owner: Walter N. Wainwright, Jr.

The proposal entails the subdivision of a 47.65 acre property identified as Assessor's ID# 007-035-000, located at East Lake Road and Fire Street, into 8 new residential building as depicted on the proposed Subdivision Plan.

Proposed building lot sizes are as follows:

| | | | |
|--------------------|-------------------|-------------------|-------------------|
| Lot #1 = 10.90 Ac. | Lot #2 = 7.53 Ac | Lot #3 = 8.23 Ac. | Lot #4 = 5.22 Ac. |
| Lot #5 = 3.97 Ac. | Lot #6 = 4.21 Ac. | Lot #7 = 3.62 Ac | Lot #8 = 3.75 Ac. |

The subject property contains approximately 3.63 acres of inland wetlands as delineated by Demian A. Sorrentino, CSS on December 23, 2021. Conceptual development plans for the new building lots as depicted on sheets 3/7 – 4/7 of the proposed Subdivision Plan set do not contemplate any regulated activity within inland wetlands or watercourses, nor any regulated activity within the 50' Upland Review Area of any delineated resources.

Because the property contains regulated resources, but no regulated activity is proposed, the applicant is required to request the provision of a report from the Montville Inland Wetlands & Watercourses Commission to the Planning & Zoning Commission in accordance with Section 3.4.2 of the Montville Subdivision Regulations.

The applicant respectfully requests that said report be forward to the Planning & Zoning Commission at the Inland Wetland & Watercourses Commission's earliest convenience.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Demian A. Sorrentino".

Demian A. Sorrentino, AICP, C.S.S.
Certified Planner & Soil Scientist
Boundaries, LLC



June 6, 2022

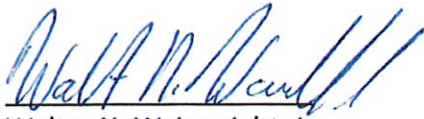
Town of Montville
Inland Wetlands & Watercourses Commission
Planning & Zoning Commission
310 Norwich-New London Turnpike
Uncasville, CT 06382

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.

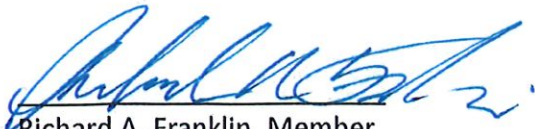
Sincerely,



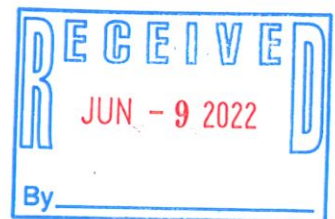
Walter N. Wainwright, Jr.
149 Great Neck Road
Waterford, CT 06385

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: SENEAL 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





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

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

Page 2 of 2

John U. Faulise, Jr., L.S.
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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



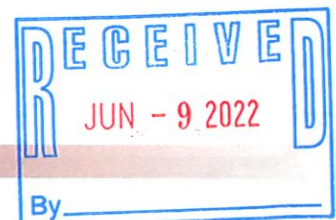
Dear Mr. Lanzafame-

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