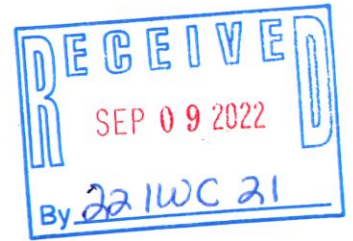


HELLER, HELLER & McCOY

Attorneys at Law

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September 7, 2022

Town of Montville Inland Wetlands and
Watercourses Commission
Attention: Mr. Douglas Brush, Chairman
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Application of Watch Hill Builders, LLC

Dear Mr. Brush:

Enclosed herewith please find an application for subdivision review with respect to a proposed three (3) lot residential subdivision of property located on the southwesterly side of Old Colchester Road in Montville, Connecticut submitted pursuant to the provisions of Section 8-26 of the Connecticut General Statutes.

Submitted herewith and constituting the application for subdivision review to the Town of Montville Inland Wetlands and Watercourses Commission are the following:

1. Seven (7) copies of the Application form.
2. Seven (7) copies of the Inland Wetlands Application Checklist.
3. Seven (7) copies of the Erosion and Sediment Control Checklist.
4. Seven (7) copies of the list of abutting property owners and owners of property immediately across the street from the application parcel.
5. Seven (7) copies of the Project Narrative including the project overview, soil classifications, general procedures and construction sequencing narrative.
6. Authorization signed by Watch Hill Builders, LLC authorizing the law firm of Heller, Heller & McCoy and the surveying firm of Bennett & Smilas Associates, Inc. to represent

Town of Montville Inland Wetlands and Watercourses Commission

September 7, 2022

Page 2 of 2

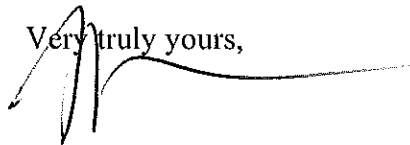
its interests in all proceedings before the Town of Montville Inland Wetlands and Watercourses Commission with respect to the subdivision review application.

7. State of Connecticut Department of Energy and Environmental Protection Inland Wetlands and Watercourses Reporting Form.
8. Five (5) prints of the project plans entitled "Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheets: 1 of 4 to 4 of 4 Dwg. No.: 1 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

Since this is an application for subdivision review only, with no proposed regulated activities, there is no application fee with respect to this review application.

Request is hereby made that you place this matter on the agenda of the Town of Montville Inland Wetlands and Watercourses Commission for its regularly scheduled meeting of September 15, 2022. Should you have any questions concerning the application or need any additional information, please feel free to contact the undersigned.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Harry B. Heller', with a long horizontal flourish extending to the right.

Harry B. Heller

HBH/rmb
enclosure

Town of Montville Inland Wetlands Application Permit# 22 IWC 21 Check # ✓

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 Watch Hill Builders, LLC
Address 183 Quarry Road, Milford, Connecticut 06460
Tel # (203) 410-5353 Cell # (203) 410-5353
Fax # N/A Email jcdamato2@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 Watch Hill Builders, LLC Address 183 Quarry Road, Milford, Connecticut 06460
Tel # (203) 410-5353 Cell # (203) 410-5353
Fax # N/A Email jcdamato2@gmail.com

III. Engineer Information

Contact Michael J. Bennett
Firm Bennett & Smilas Associates, Inc. Address 415 Killingworth Road, P.O. Box 241, Higganum, CT 06441
Tel # (860) 345-4553 Cell # (860) 614-5702
Fax # (860) 345-3858 Email mbennett@bennettandsmilas.com

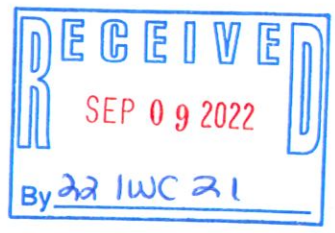
IV. Attorney Information

Contact Harry B. Heller
Firm Heller, Heller & McCoy Address 736 Norwich-New London Turnpike, Uncasville, CT 06382
Tel # (860) 848-1248 Cell # (860) 961-6073
Fax # (860) 848-4003 Email hheller@hellermccoy.com

V. Property Information

Address of Proposed Activity southwesterly side Old Colchester Road AKA 1108 Old Colchester Rd
Assessor's Map and Lot Number Map 036 Lot 005-000 AKA Map 036 Lot 005-002
Land Records /Deed Volume: 686 Page: 61 Acreage of Property 3.709 acres
Zoning R-40

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



VI. Wetlands and Watercourse Information

Total Acreage of Wetlands on the site .801 acres
Wetland Disturbance Area 0 sq ft
Upland Review Disturbance Area 0 sq ft
Have the Wetlands Been Flagged Yes No Year 1998
Name of Soil Scientist R. Richard Snarski
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.

"Site Development Plan Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date:
July 27, 2022 Scale: 1" = 40' Sheet 3 of 4 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241
Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858"

B) Provide Brief Description of the Proposed Project on separate piece of paper. Instructions attached. - See Narrative submitted herewith

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. See attached sheet

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.

WATCH HILL BUILDERS, LLC

Name _____

Date September 7, 2022

By: John C. D'Amato, Jr., its Member

Property Owner if other than Applicant _____ Date _____

Inland Wetlands Application

Page 3 of 3

LIST OF DOCUMENTATION SUBMITTED WITH THE APPLICATION OF WATCH HILL BUILDERS, LLC TO THE TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION FOR SUBDIVISION REVIEW

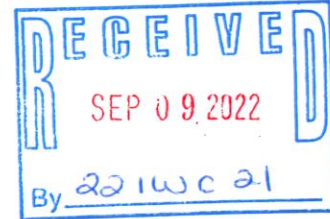
- (i) Subdivision plan entitled "Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheets 1 of 4 to 4 of 4 Dwg. Nos.: 1-4 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".
- (ii) Project Narrative including project overview, soils characterization, general procedures and construction sequencing narrative.
- (iii) Statewide Inland Wetlands and Watercourses Reporting Form.

**APPLICATION OF WATCH HILL BUILDERS, LLC (“APPLICANT”)
TO
TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES
COMMISSION**

**SOUTHWESTERLY SIDE OF OLD COLCHESTER ROAD, MONTVILLE,
CONNECTICUT**

PROJECT AND CONSTRUCTION SEQUENCING NARRATIVE

DATE: SEPTEMBER 1, 2022



PROJECT OVERVIEW

The Applicant is the owner of a 3.709 acre parcel of land located on the southwesterly side of Old Colchester Road in the Town of Montville, Connecticut (the “Property”). The Property is encumbered by two (2) separate and distinct wetland systems as are more particularly delineated by Wetland Flags 305 – 313 and Wetland Flags 325 – 332 as shown on a map entitled “Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet 1 of 4 Dwg. No.: 1 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858”.

The Applicant is proposing to subdivide the property into three (3) single family residential building lots. The Property is located in an R-40 zoning district and the proposed subdivision initiative contemplates the creation of two (2) standard lots; i.e. Lot 1 and Lot 3 and one interior lot; i.e. Lot 2, each as depicted on a plan entitled “Record Subdivision Map Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet 2 of 4 Dwg. No.: 2 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858”.

Each of the proposed building lots in the subdivision will be served by an on-site potable water supply well and will interconnect to the Town of Montville municipal sewer system in Old Colchester Road for the discharge of sanitary waste from the dwelling houses on each lot.

The proposed development scheme for the project is depicted on a plan entitled “Site Development Plan Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet 3 of 4 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858” (the “Lot Development Plan”).

As depicted on the Lot Development Plan, the Applicant is not proposing any activities either in regulated inland wetlands or watercourses or in upland review areas adjacent to inland wetlands and watercourses in conjunction with the development of any of the three lots proposed in the three lot residential subdivision. The instant application is submitted to the Town of Montville Inland Wetlands and Watercourses Commission for a subdivision review pursuant to

the provisions of Section 8-26 of the Connecticut General Statutes. The Applicant requests that the Town of Montville Inland Wetlands and Watercourses Commission review the proposed development scheme for the project and submit a letter to the Town of Montville Planning and Zoning Commission indicating that this review application has been submitted for consideration and that the development of the Property as depicted on the Lot Development Plan, does not require any regulated activity permit from the Town of Montville Inland Wetlands and Watercourses Commission.

Wetlands on the project site were delineated by R. Richard Snarski, Soil Scientist in 1998. In formulating the design of the subdivision of the Property, the Applicant's consultants were charged with the following mission:

- (a) To avoid, to the maximum extent possible, any direct impacts to wetlands, watercourses and environmental resources located on the Property and to avoid activities in the upland review area adjacent to all wetlands on the project site.
- (b) To provide adequate buffering to the wetland and watercourse resources located on and immediately adjacent to the Property.
- (c) To provide housing units which will represent a good value to the public.

As depicted on the Lot Development Plan, slopes are gentle across the entire project parcel. By incorporating a robust erosion and sediment control plan into the vernacular of the project, the Applicant represents that it will be able to achieve the goals enunciated above in avoiding all direct impacts to inland wetlands and watercourses and to mitigate any indirect impacts resulting from development activities outside of the limits of the upland review area.

It is anticipated that development of this project will commence within thirty (30) days after the date of filing for record the subdivision plan in the Montville, Connecticut Land Records and that the development will be completed in eighteen (18) months.

SOIL CHARACTERISTICS:

The Property contains a mix of upland and wetland soils. A delineation of the soil and wetland resource characteristics on the Property is as follows:

UPLAND SOILS:

A. **WxB – Woodbridge Fine Sandy Loam 3 – 8% Slopes.** This gently sloping, moderately well-drained soil is found on drumloidal, glacial till, upland landforms. Mapped areas are dominantly irregular in shape and mostly 2 to 40 acres. Included with this soil in mapping are small areas of well-drained Montauk and Paxton soils, moderately well-drained Rainbow and Sutton soils, and poorly drained Ridgebury soils. Also included are many small areas that have a loamy sand substratum. Included areas make up about 15% of this mapped unit. The soil stratification of the Woodbridge soil is as follows:

- 0" – 6" Very dark brown fine sandy loam; weak fine granular structure; friable; common fine and medium roots; 5% rock fragments; strongly acid; abrupt wavy boundary.
- 6" – 14" Dark yellowish brown fine sandy loam; weak fine subangular blocky structure; friable; few fine and medium roots; 15% rock fragments; strongly acid; gradual wavy boundary.
- 14" – 18" Dark yellowish brown fine sandy loam; few fine distinct strong brown mottles; weak medium subangular blocky structure; friable; few fine roots; 15% rock fragments; strongly acid; gradual wavy boundary.
- 18" – 24" Light olive brown fine sandy loam; common fine distinct strong brown mottles and common fine faint light brownish gray mottles; weak medium subangular blocky structure; friable; few fine roots; 15% rock fragments; strongly acid; clear wavy boundary.
- 24" – 28" Grayish brown sandy loam; common medium distinct strong brown mottles; weak medium subangular blocky structure; friable; 5% rock fragments; strongly acid; clear wavy boundary.
- 28" – 60" Olive sandy loam; weak medium platy structure; very firm; brittle; 10% rock fragments; strongly acid.

B. PdB – Paxton and Montauk Very Stony Fine Sandy Loams, 3 – 8% Slopes.

These gently sloping, well-drained soils are found on drumloidal, glacial till, upland landforms. Stones and boulders cover 1 to 8% of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 50 acres. The mapped acreage of this undifferentiated group is about 45% Paxton soil, 40% Montauk soil and 15% other soils. Mapped areas consist of Paxton soil or Montauk soil or both. These soils were mapped together because there are no major differences in use and management.

The Montauk soils are found near well-drained Canton, Charlton and Paxton soils, moderately well-drained Woodbridge soils, and poorly drained Ridgebury soils.

The soil stratification for the Montauk soil is as follows:

- 0" – 7" Very dark grayish brown fine sandy loam; weak medium granular structure; friable; common fine roots; 10% rock fragments; strongly acid; abrupt wavy boundary.
- 7" – 15" Dark yellowish brown fine sandy loam; weak medium subangular blocky structure; friable; common fine roots; 10% rock fragments; strongly acid; gradual wavy boundary.

- 15" – 23" Yellowish brown sandy loam; weak medium subangular blocky structure; friable; few fine roots; 10% rock fragments; strongly acid; clear wavy boundary.
- 23" – 32" Brown loamy sand; massive; friable; few fine roots; 10% rock fragments; strongly acid; gradual wavy boundary.
- 32" – 38" Grayish brown loamy sand; weak thick platy structure; firm, brittle; few fine roots; 10% rock fragments; strongly acid; clear wavy boundary.
- 38" – 60" Grayish brown loamy sand; weak thick platy structure; very firm, brittle; 10% rock fragments; strongly acid.

Paxton soils are found in the drainage sequence on the landscape with moderately well-drained Woodbridge soils, poorly drained Ridgebury soils and very poorly drained Whitman soils. They are near somewhat excessively drained Hollis soils and well-drained Montauk, Charlton and Canton soils.

The soil stratification of the Paxton soil is as follows:

- 0" – 8" Very dark grayish brown fine sandy loam; weak medium granular structure; friable; fine and medium roots; 10% rock fragments; medium acid; clear wavy boundary.
- 8" – 16" Dark yellowish brown fine sandy loam; weak coarse subangular blocky structure; friable; few fine roots; 10% rock fragments; medium acid; gradual wavy boundary.
- 16" – 23" Yellowish brown fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; 10% rock fragments; medium acid; gradual wavy boundary.
- 23" – 27" Light olive brown fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; 10% rock fragments; medium acid; clear wavy boundary.
- 27" – 45" Olive brown fine sandy loam; weak thick platy structure; very firm; brittle; 15% rock fragments; strongly acid; gradual wavy boundary.
- 45" – 60" Olive brown fine sandy loam; weak thick platy structure; firm; brittle; 15% rock fragments; strongly acid.

WETLAND SOILS

Ridgebury, Leicester and Whitman Soils. These nearly level, poorly drained and very poorly drained soils are found in drainageways and depressions of glacial till upland hills, ridges, plains and drumloidal landforms. Stones and boulders cover 8 to 25 percent of the surface.

Mapped areas are long and narrow or irregular in shape and mostly 2 to 40 acres. Slopes range from 0 to 3 percent. The mapped acreage of this undifferentiated group is about 35 percent Ridgebury soil, 30 percent Leicester soil, 20 percent Whitman soil and 15 percent other soils. Some mapped areas consist of one (1) of these soils, and other areas consist of 2 or 3. These soils were mapped together because there are no major differences in use and management.

The Ridgebury soil has a black, fine sandy loam surface layer 4 inches thick. The subsoil is gray and brown, mottled fine sandy loam 16 inches thick. The substratum is very firm, brittle, grayish brown, mottled sandy loam to a depth of 60 inches or more. The Leicester soil has a very dark gray, fine sandy loam surface layer 6 inches thick. The subsoil is dark grayish brown, grayish brown and pale olive, mottled fine sandy loam 26 inches thick. The substratum is light olive gray, mottled gravelly fine sandy loam to a depth of 60 inches or more. The Whitman soil has a black, fine sandy loam surface layer 9 inches thick. The subsoil is dark grayish brown, mottled fine sandy loam 7 inches thick. The substratum is very firm, brittle, grayish brown, mottled fine sandy loam to a depth of 60 inches or more. Included with these soils on the landscape are small areas of moderately well drained Rainbow, Sutton and Woodbridge soils and very poorly drained Adrian and Palms soils. The Ridgebury soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is very slow or slow. The Leicester soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid. Runoff is very slow or slow. The Whitman soils have a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is very slow.

The soil stratification for the Ridgebury soil is as follows:

0" – 1"	Partly decomposed leaves.
1" – 4"	Black fine sandy loam; weak medium granular structure; friable; common fine roots; 5% rock fragments; strongly acid; clear wavy boundary.
4" – 13"	Gray fine sandy loam; common medium distinct strong brown mottles and common, medium faint yellowish-brown mottles; massive; friable; 5% rock fragments; strongly acid; gradual wavy boundary.
13" – 20"	Brown fine sandy loam; many medium distinct yellowish-brown mottles and few fine faint grayish brown mottles; massive; friable; firm in place; 10% rock fragments; slightly acid; clear wavy boundary.
20" – 60"	Grayish brown sandy loam; few fine faint yellowish brown mottles; massive; very firm, brittle; 5% rock fragment; slightly acid.

The soil stratification of the Leicester soil is as follows:

0" – 2"	Decomposed leaves.
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- 2" – 6" Very dark gray fine sandy loam; weak fine granular structure; very friable; few fine and medium roots; 5% rock fragments; very strongly acid; abrupt smooth boundary.
- 6" – 12" Dark grayish brown, fine sandy loam; few fine faint yellowish-brown mottles and many medium distinct light brownish gray mottles; weak medium subangular blocky structure; very friable; few medium roots; 5% rock fragments; strongly acid; clear wavy boundary.
- 12" – 24" Grayish brown, fine sandy loam; few medium distinct yellowish-brown and dark grayish brown mottles; weak medium subangular blocky structure; friable; 10% rock fragments; strongly acid; gradual wavy boundary.
- 24" – 32" Pale olive fine sandy loam; many coarse distinct yellowish-brown mottles; weak medium subangular blocky structure; friable; 15% rock fragments; strongly acid; gradual wavy boundary.
- 32" – 60" Light olive gray gravelly fine sandy loam; many medium distinct yellowish-brown mottles; massive; friable; 25% rock fragment; strongly acid.

The soil stratification of the Whitman soil is as follows:

- 0" – 1" Decomposed leaf litter.
- 1" – 9" Black fine sandy loam; weak medium granular structure; friable; common fine and medium roots; strongly acid; abrupt wavy boundary.
- 9" – 16" Dark grayish brown fine sandy loam; few fine faint yellowish brown mottles; weak medium subangular blocky structure; friable; few fine roots; 5% rock fragments; medium acid; clear wavy boundary.
- 16" – 22" Grayish brown, fine sandy loam; common medium distinct strong brown/brownish gray mottles; moderate medium platy structure; very firm, brittle; 5% rock fragments; slightly acid; gradual wavy boundary.
- 22" – 60" Grayish brown fine sandy loam; common medium distinct strong brown mottles and few medium faint light brownish gray mottles; massive; firm, brittle; 5% rock fragments; slightly acid.

GENERAL PROCEDURES

1. Prior to conducting any construction activities on the Property, the Applicant shall meet with the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to discuss and agree upon the method of installation and maintenance of erosion and sediment control measures during construction.

2. Subsequent to the meeting described in Paragraph 1 of the General Procedures Section of this Narrative, the Applicant's land surveyor shall delineate in the field the limits within which construction activities shall occur and will further designate the location for installation of all erosion and sediment control measures as delineated on the Lot Development Plan.
3. Upon agreement of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, the Applicant shall install erosion control devices and measures as delineated on the Lot Development Plan and as formulated at the meeting required pursuant to the provisions of Paragraph 1 of the General Procedures Section of this Narrative.
4. At such time as all erosion and sediment control measures have been installed in accordance with the Plan, and in accordance with the requirements of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer enunciated at the meeting described in Paragraph 1 of the General Procedures Section hereof, the Applicant shall contact the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer to perform an on-site inspection of said erosion and sediment control measures. In no event shall soil disturbance occur, or the Applicant engage in other construction activities other than clearing, until such time as the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer have reviewed and approved the installation of all erosion and sediment control measures.
5. All erosion and sediment control measures shall be inspected at least weekly while construction is ongoing, and after every storm event resulting in a discharge and repaired and maintained as necessary.
6. If any erosion or sediment control measure fails or is not installed or maintained in accordance with the Lot Development Plan or the directives of the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, the Applicant shall be required to cease all construction activities on the lot on which construction is ongoing until such time as said erosion and sediment control measures have been installed in accordance with the Lot Development Plan or the directives of the Montville Wetlands Enforcement Officer or the Montville Zoning Enforcement Officer and approval of the same has been certified by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.
7. John C. D'Amato, Jr. of 106 Watch Hill Road, Westerly, Rhode Island 02891; telephone: (203) 410-5353; E-mail: jcdamato2@gmail.com shall be the party responsible for compliance with all erosion and sediment control measures in conjunction with all construction activities on the project site.
8. It is anticipated that construction of the project will commence during the late Fall of 2022 and continue sequentially until all three (3) building lots in the Project have been absorbed by the market. It is anticipated that the total construction phase will accommodate approximately eighteen (18) months.

9. During the stabilization period (after construction on each lot has been completed but prior to certification of approval by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer for the removal of erosion and sediment control measures), all erosion and sediment control measures shall be maintained in proper working order. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a weekly basis during the stabilization period and after each storm occurrence resulting in a discharge.
10. During the stabilization period, any erosion which occurs shall be immediately repaired by the Applicant, reseeded with the seeding mixes set forth in the Construction Sequencing Sections of this Narrative and restabilized.
11. Once stabilization has been completed, and certification thereof obtained in writing from the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, all erosion and sediment control measures shall be removed by the Applicant.

CONSTRUCTION SEQUENCING – INDIVIDUAL LOT DEVELOPMENT (NO REGULATED ACTIVITIES)

1. The Applicant shall clear, but not grub, within the limits of clearing delineated for each lot on the Plan.
2. The Applicant shall remove the surface soil from the area for the construction of the construction entrance for each lot as delineated on the Plan.
3. The Applicant shall install a construction entrance to each lot in accordance with the “Construction Entrance” Detail delineated on a plan entitled “Construction Notes and Details Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: As Shown Sheet 4 of 4 Dwg. No.: 4 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858”.
4. The Applicant shall install a single row of silt fence at the down gradient limits of disturbance on each individual lot, installed in accordance with the “Placement & Construction of Synthetic Filter Barrier” detail as depicted on Sheet 4 of 4 of the project plans.
5. Upon the completion of installation of erosion and sediment control measures, the Applicant, or its successor, as the case may be, shall contact the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to perform an inspection of the installation of erosion and sediment control measures. Other than the construction of the anti-tracking pad, no soil shall be disturbed until such time as the installation of erosion and sediment control measures has been approved by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.
6. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard and driveway. Surface soil shall be retained on the lot for eventual use in the

stabilization of disturbed areas. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each stockpile location. The stockpile shall be constructed at a slope not to exceed 3:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of 40 pounds per acre. Mulch shall be applied at the rate of 80 pounds per 1,000 square feet, and shall be spread by hand or with a mulch blower. In conjunction with the clearing of each lot, stumps shall either be (i) ground in place or (ii) removed to a location approved, in advance, by the Zoning Enforcement Officer and Wetlands Enforcement Officer of the Town of Montville. No stumps shall be buried on site.

7. The cellar hole shall be excavated. Sufficient material shall be retained on site for backfilling the foundation. Additional material shall be transported from the site.
8. Footings shall be poured in the cellar hole and thereafter, foundation walls shall be poured subsequent to the approval of the footings by the Building Official of the Town of Montville.
9. Upon completion of the construction of the foundation, footing drains shall be installed.
10. The area for the installation of the sewer lateral from the house to the Montville municipal sewer system in Old Colchester Road shall be excavated. Bedding, in accordance with the requirements of the Town of Montville Water Pollution Control Authority shall be installed in the utility trench and compacted. The sewer lateral shall be installed and interconnected to the sewer main in Old Colchester Road. The utility trench shall be backfilled with a minimum of 12" of bedding material over the sewer lateral and thereafter completely backfilled with native material.
11. Upon completion of installation of the footing drains, the foundation and footings shall be backfilled with stored material.
12. Construction of the dwelling house shall be completed.
13. Upon the completion of construction of improvements, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to 50 percent calcium plus magnesium oxide applied at a rate of 100 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at a rate of 15 pounds per 1,000 square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of 20 pounds per acre, Creeping Red Fescue applied at a rate of 20 pounds per acre and Perennial Ryegrass applied at a rate of 5 pounds per acre for a total application of 45 pounds per acre. After seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of 70 pounds per 1,000 square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.
14. Once all seeded areas have been thoroughly stabilized and cut with two cuttings, erosion and sediment control measures shall be removed.

**APPLICATION OF WATCH HILL BUILDERS, LLC TO TOWN OF MONTVILLE
INLAND WETLANDS AND WATERCOURSES COMMISSION
PROPOSED THREE (3) LOT SUBDIVISION SOUTHWESTERLY SIDE OLD
COLCHESTER ROAD, MONTVILLE, CONNECTICUT**

LIST OF ABUTTING PROPERTY OWNERS

EAST

PROPERTY OWNER	ADDRESS	MAP/BLOCK/LOT
Transformation Assembly of God, Inc.	1104 Old Colchester Road Oakdale, CT 06370	37-003-000

NORTH

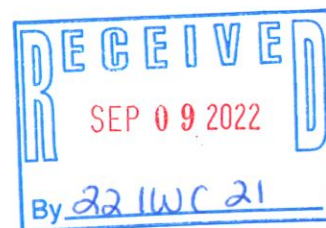
PROPERTY OWNER	ADDRESS	MAP/BLOCK/LOT
Old Colchester Road, LLC	46 Taugwonk Spur Road, Unit 8 Stonington, CT 06378	037-004-000
Donald J. Leitkowski	1137 Old Colchester Road Oakdale, CT 06370	037-004-00A
Mark N. Rewers Katrina K. Rewers	1131 Old Colchester Road Oakdale, CT 06370	037-004-085
LBC Holdings LLC	103 Roast Meat Hill Road Killingworth, CT 06419	037-004-084
Hartens Pond LLC	183 Quarry Road Milford, CT 06460	037-004-003
Heather L. Kenniston	1115 Old Colchester Road Oakdale, CT 06370	037-004-083

SOUTH

PROPERTY OWNER	ADDRESS	MAP/BLOCK/LOT
100 Waterfall, LLC	183 Quarry Road Milford, CT 06460	036-005-000

WEST

PROPERTY OWNER	ADDRESS	MAP/BLOCK/LOT
100 Waterfall, LLC	183 Quarry Road Milford, CT 06460	036-005-000



AUTHORIZATION

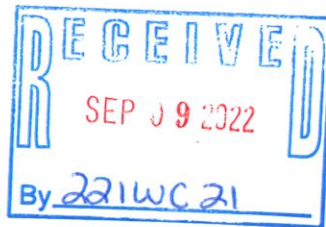
WATCH HILL BUILDERS, LLC, the owner of real property situated on the southwesterly side of Old Colchester Road in the Town of Montville, County of New London and State of Connecticut hereby authorizes the law firm of Heller, Heller & McCoy and the land surveying firm of Bennett & Smilas Associates, Inc. to represent its interests in all proceedings before the Town of Montville Inland Wetlands and Watercourses Commission in conjunction with a subdivision review for a proposed three (3) lot residential subdivision in accordance with plans entitled "Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet Nos. 1 - 4 Dwg. No.: 1 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

Dated at Montville, Connecticut this 7th day of September, 2022.

WATCH HILL BUILDERS, LLC

By: _____

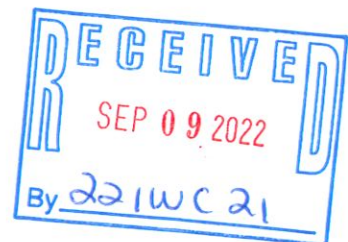
John C. D'Amato, Jr., its Member



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. **N/A Subdivision review**
 - Description of the activity including location and square foot of Disturbance. **N/A Subdivision review**
 - 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 five foot (5') 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 & Sediment control plan.
- North arrow and location key at 1" = 1,000'
- DEEP Report Form.
- The requirements of Section 7.5 shall apply if the proposed activity has been determined significant.



N/A

- 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

EROSION & SEDIMENT CONTROL CHECKLIST

Monitoring and Maintenance: The E&S plan, and any revisions, shall identify an agent or agents who have the responsibility and authority for the implementation, operation, monitoring and maintenance of E&S measures. Such agent(s) shall be familiar with each control measure used including its limitations, installation, inspection and maintenance. When control measures fail, or are found to be otherwise ineffective, such agent(s) shall coordinate plan revisions with a professional experienced in erosion and sediment control and any approving agency when that agency's approval is required. Such agent(s) shall have the additional responsibility for ensuring all erosion and sediment controls are properly installed and maintained the construction site before predicted major storms. A major storm is defined as a storm predicted by the National Office of Atmospheric Administration (NOAA) Weather Service with warnings of flooding, severe thunderstorms or similarly severe weather conditions or effects.

Each measure has inspection requirements included in the measure's section entitled "Maintenance". Many of the measures require inspections at least once a week and within 24 hours of the end of a storm with a rainfall amount of 0.5 inch or greater; some others require daily inspection. Only the permanent measures have less frequent inspections. More frequent inspections than those identified in the measure may be necessary for sites that are heavily traveled and before major storms.

NARRATIVE

N/A

- Purpose and description of project.
- Estimates of the total area of the project site and the total area of the site that is expected to be disturbed by construction activities.
- Identification of site-specific erosion or sediment control concerns and issues.
- The phases of development if more than one phase is planned.
- The planned start and completion dates for each phase of the project.
- Either provide or identify where in the E&S plan the following information is found:*
 - The design criteria, construction details and maintenance program for the erosion and sediment control measures to be used.
 - The sequence of major operations within each phase, such as installation of erosion control measures, clearing, grubbing, excavation, grading, drainage and utility installation, temporary stabilization, road base, paving for roadways and parking areas, building construction, permanent stabilization, removal of temporary erosion control measures.
 - The time (in days) required for the major operations identified in the sequence.
- Identify other possible local, state and federal permits required. – **WPCA interconnection approval, Town of Montville Encroachment Permit and Planning and Zoning Commission Subdivision Approval**
- Identify the conservation practices to be used.
- A listing of all other documents to be considered part of the E&S plan (e.g. reports of hydraulic and hydrologic computations, boring logs, test pit logs, soils reports, etc.).



SUPPORT DOCUMENTS

N/A

Hydraulic Calculations:

- Size and locations of existing and planned channels or waterways with design calculations and construction details.
- Existing peak flows with calculations.
- Planned peak flows with calculations.
- Changes in peak flows.
- Off-site effects of increased peak flows or volumes.
- Design calculations and construction details for engineered measures used to control off-site erosion caused by the project.
- Design calculations and construction details for engineered measures used to control erosion below culverts and storm sewer outlets.
- Design calculations and construction details for engineered measures used to control groundwater, i.e. seeps, high water table, etc.
- Boring logs, test pits logs, soils reports, etc.*

SITE DRAWING(S) CHECKLIST

N/A

Jurisdictional features Required on All Maps or Drawings:

- North Arrow.
- Scale (including graphical scale).
- A title block containing the name of the project, the author of the map or drawing, the owner of record for the project, date of drawing creation and any revision dates.
- Property lines.
- NA For plans containing E&S measures which require an engineered design, the signature and seal of a professional engineer licensed to practice in Connecticut.

- Scale (1:24,000 recommended).
- Project location (show property boundaries and at least the area that is within 1000 feet of the property boundaries).
- Roads, streets/buildings.
- NA Major drainage ways (at least named watercourses).
- NA Identification of any public drinking water supply watershed area.

Topography, Natural Features and Regulatory Boundaries:

- Existing contours (2 foot intervals).
- Planned grades and elevations.
- NA Seeps, springs.
- Limits of cuts and/or fills.
- Soils, bedrock.

- Inland wetlands boundaries.
 - NA FEMA identified floodplains, floodways and State established stream channel encroachment lines.
 - NA Streams, lakes, ponds, drainage ways, dams.
 - Existing vegetation - **Wooded**.
 - NA Tidal wetland boundaries and coastal resource limits (e.g. mean high water, shellfish beds, submerged aquatic vegetation, CAM boundary).
 - NA Public water supply watershed, wellheads or aquifer boundaries (when available).
- Drainage Patterns*
- Existing and planned drainage patterns (including offsite areas).
 - Size of drainage areas.
 - Size and location of culverts and storm sewers (existing and planned).
 - Size and location of existing and planned channels or waterways.
 - Major land uses of surrounding areas.
- Road and Utility Systems*
- Planned and existing roads and buildings with their location and elevations.
 - Access roads: temporary and permanent.
 - Location of existing and planned septic systems.
 - Location and size of existing and planned sanitary sewers.
 - Location of other existing and planned utilities, telephones, electric, gas, drinking water wells, etc.
- Clearing, Grading, Vegetation Stabilization*
- Areas to be cleared, and sequence of clearing.
 - Disposal of cleared material (off-site and on-site).
 - Areas to be excavated or graded, and sequence of grading or excavation.
 - Areas and acreage to be vegetatively stabilized (temporary and/or permanent).
 - Planned vegetation with details of plants, seed, mulch, fertilizer, planting dates, etc.
- Erosion & Sediment Control Drawing*
- Location of E&S measure on site plan drawing with appropriate symbol.
 - Construction drawings and specifications for measures.
 - Maintenance requirements of measures during construction of project.
 - Person responsible for maintenance during construction of project.
 - Maintenance requirements of permanent measures after project completion.
 - Organization or person responsible for maintenance of permanent measures having the authority to maintain and upgrade control measures as designed or as needed to control erosion and sedimentation.
 - Handling of emergency situations (e.g. severe flooding, rains or other environmental problems).
 - If not provided in the narrative, the information listed in checklist for **NARRATIVE**.



Statewide Inland Wetlands & Watercourses Activity Reporting Form

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

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- 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

- TOWN IN WHICH THE ACTIVITY 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 activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Montville or number: 86
subregional drainage basin number: 3004
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Watch Hill Builders, LLC
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 3 Lot Subdivision (residential)
briefly describe the action/project/activity (check and print information): temporary permanent description: _____
Subdivision review only.
- ACTIVITY PURPOSE CODE (see instructions - one code only): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 9, 14, _____, _____
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 1.5 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 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