

Memorandum for the Record

Application # 23 IWC 3

IWC Regular Meeting – Thursday, March 16, 2023

Prepared by Meredith Badalucca, Zoning & Wetlands Enforcement Officer

Owner: 100 Waterfall, LLC
Applicant: Southeastern Connecticut Water Authority
Address: Old Colchester Rd (MLB 036-005-000)
Submitted: February 3, 2023
Date Received by IWC: February 16, 2023 (DRD – 4/22/23)

Applicant Request: Regulated activities for Extension of Water Main.

Activity Description:

Wetland Disturbance Area	1,571 sqft
Watercourse/Waterbody Disturbance Area	0 sqft
Upland Review Disturbance Area	544 sqft

Staff Comments from 2-16-23 meeting:

- The property is located on approximately 84.88 acres in the R-40 zoning district with frontage on Old Colchester Road and contains approximately 28.16 acres of wetlands.
- The applicant states that the wetlands in the vicinity of the water main crossing were flagged by Joseph Theroux, Certified Soil Scientist, and field located by Lenard Engineering, Inc. Mr. Theroux's wetland report, dated December 2, 2022 is attached.
- The applicant, Southeastern Connecticut Water Authority (SCWA) owns and operates fourteen (14) separate public community water systems, including seven (7) in the Town of Montville.
- The applicant states "SCWA – Montville Division system serves approximately 480 service connections with a population of approximately 2,174 people, generally centered on the Montville Manor development. This division is supplied by a series of ten (10) drilled bedrock wells. During drought years the wells are stressed to meet summertime daily demands. SCWA – Seven Oaks Division is located off of Old Colchester Road, and has an abundance of supply to help supplement the Montville Division during drought periods."
- The applicant further states "in 2005, a 8" water main was extended from the Montville Division system across the Town of Montville Oakdale School property, as well as across other private property, to a point 1500 feet from the terminus of the Seven Oaks Distribution system, in anticipation of a future interconnection. The Montville Division and Seven Oaks Division are separated by approximately 1500 feet, and an emergency interconnection between the two systems would be mutually beneficial. The State of Connecticut Department of Public Health (DPH) Drinking Water Section has designated EPA Grant funding to assist in the construction of this much needed interconnection that would benefit both systems and houses that are connected in the Town of Montville."
- The applicant is proposing to extend the water main to the end of D'Amato Drive as well as connect to the end of the Montville Division distribution system. There will be 315 feet of

water main installation within the wetlands, for an estimated 1,571 sq ft of disturbance. There will be two (2) 50 foot sections of water main installation within the upland review areas for an estimated 544 sq ft of disturbance.

- The 8" Water main will be approximately 4.5 feet below grade. The applicant states "care will be taken to minimize the width of the trench to 5 feet or less, if soil conditions allow, to minimize wetland soil disturbance." The applicant further states "wetland soils will be carefully segregated and stockpiled for future re-use on top of the trench. Sand and backfill around the pipe will be stockpiled outside of the wetland, and used to protect the area surrounding the pipe itself."
- As shown on the plan, a combination of silt fence and wattles will be installed on both sides of the trench, as well as around sand bedding stockpile.

New Staff Comments: Final Plan set requires a signature.

Considerations for Action:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a motion of approval is suggested:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application 23 IWC 3 - Owner: 100 Waterfall, LLC, Applicant: Southeastern Connecticut Water Authority for regulated activities in conjunction with the installation of a water main extension at Old Colchester Road (036-005-000), Oakdale, CT as depicted in the application and associated documents dated February 2023 and as shown on plans entitled "Southeastern Connecticut Water Authority, Water System Interconnection, Old Colchester Road, Montville, CT, dated January 3, 2023, Prepared by Lenard Engineering, Inc., A Division of Haley Ward, Inc.". Standard reasons for approval and standard conditions of approval apply.