

**Town of Montville Inland Wetlands Application** Permit# \_\_\_\_\_ 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 Pachaug Capital, LLC  
Address P.O. Box 525, Jewett City, Connecticut 06351  
Tel # (860) 334-4746 Cell # (860) 334-4746  
Fax # NA Email zach@woodcoproperties.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 Pachaug Capital, LLC Address P.O. Box 525, Jewett City, Connecticut 06351  
Tel # (860) 334-4746 Cell # (860) 334-4746  
Fax # n/a Email zach@woodcoproperties.com

### **III. Engineer Information**

Contact Wes Wentworth  
Firm Wentworth Civil Engineers LLC Address 177 West Town Street, Lebanon, Connecticut 06249  
Tel # (860) 642-7255 Cell # (860) 576-5822  
Fax # (860) 642-4794 Email wes@lebanongreen.com

### **IV. Attorney Information**

Contact Andrew J. McCoy  
Firm Heller, Heller & McCoy Address 736 Norwich-New London Turnpike, Uncasville, CT 06382  
Tel # (860) 848-1248 Cell # (860) 271-6470  
Fax # (860) 848-4003 Email amccoy@hellermccoy.com

### **V. Property Information**

Address of Proposed Activity 970 Old Colchester Road, Montville, Connecticut  
Assessor's Map and Lot Number 037/001-000  
Land Records /Deed Volume: 694 Page: 291 Acreage of Property 31.516  
Zoning R-40

**Provide a List of the Names and Mailing Addresses of Adjacent Property Owners (Attach Sheet)**  
See attached list.

## VI. Wetlands and Watercourse Information

Total Acreage of Wetlands on the site 11.1 acres

Wetland Disturbance Area 0 sq ft

Upland Review Disturbance Area 0 sq ft

Have the Wetlands Been Flagged ☒ Yes ☐ No Year 2004 and reverified by Joseph R. Theroux, CPSS in 2023

Name of Soil Scientist Michael Schaefer and Joseph R. Theroux

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.

See attached continuation sheet.

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

## 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.

**APPLICATION OF PACHAUG CAPITAL, LLC  
CONTINUATION SHEET**

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

"Black Ash Estates Resubdivision Land Now or Formerly of Pachaug Capital, LLC. Black Ash Road & Old Colchester Road Montville, Connecticut Applicant: Harry B. Heller, Esq. Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, CT 06382 Applicant: Pachaug Capital, LLC. Mr. Zachary Wood, Member P.O. Box 525 Jewett City, CT 06351 Property Owner: Pachaug Capital, LLC. Mr. Zachary Wood, Member P.O. Box 525 Jewett City, CT 06351 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858 File No.: GU20063 Wentworth Civil Engineers LLC 177 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 web: wentworthcivil.com Date: 8-22-23 Sheets 1 of 10 to 10 of 10 Map No. 23-024-1C".

- B) Provide Brief Description of the Proposed Project on a separate piece of paper. Instructions Attached.

Subdivision of current 31.5 +/- acre parcel of land with frontage on the southerly side of Old Colchester Road and the northerly side of Black Ash Road into 13 residential building lots with 11.203 acres proposed for permanent open space encumbered by a conservation easement in favor of the Town of Montville.

- 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.

(1) Plan listed in subsection (A) above; (2) Stormwater/Drainage Report; (3) Narrative entitled "Application of Pachaug Capital, LLC to Town of Montville Inland Wetlands and Watercourses Commission Black Ash Estates Resubdivision, Old Colchester Road and Black Ash Road, Montville, Connecticut Date: March 13, 2024" (4) State of Connecticut Department of Energy and Environmental Protection Reporting Form.

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.

PACHAUG CAPITAL LLC

Name \_\_\_\_\_ Date 03/27/2024  
By: Zachary Wood, its Member PACHAUG CAPITAL LLC

Property Owner if other than Applicant \_\_\_\_\_ Date 03/27/2024  
By: Zachary Wood, its Member

Inland Wetlands Application

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