

**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**

**GENERAL PROCEDURES, SOILS AND CONSTRUCTION SEQUENCING
NARRATIVE**

DATE: MARCH 18, 2024

PROJECT OVERVIEW:

Pachaug Capital LLC (hereinafter the “Applicant”) is the owner of a 31.516 acre tract of land situated on the southerly side of Old Colchester Road and the northerly side of Black Ash Road in the Town of Montville, Connecticut (the “Property”). The Applicant proposes to develop the Property for single family residential dwelling units in accordance with the provisions of the Montville Zoning Regulations and the Montville Subdivision Regulations (the “Project”). The plan for development, as currently constituted, contemplates the development of thirteen (13) new residential building lots. The Property is located in the R-40 Zoning District. Development will be accomplished sequentially on a lot by lot basis commencing subsequent to obtaining all required land use approvals.

All proposed lots being subdivided from the Property will be serviced by on-site septic systems and on-site wells. Test pit data and percolation tests conducted by the Applicant’s engineer evidence the fact that each of the proposed building lots in the Black Ash Estates Resubdivision can support on-site septic systems which comply with the requirements of the Connecticut Public Health Code.

The proposal for the resubdivision of the Property does not contemplate any activities in regulated inland wetlands and/or watercourses or in any upland review area adjacent to identified inland wetlands and watercourses. This application is submitted to the Town of Montville Inland Wetlands and Watercourses Commission solely to comply with the requirements of §8-26 of the Connecticut General Statutes in conjunction with a contemporaneous resubdivision application being submitted by the Applicant to the Town of Montville Planning and Zoning Commission. The Applicant hereby requests that the Town of Montville Inland Wetlands and Watercourses Commission review the development initiative and provide any comments or recommendations that it deems appropriate in conjunction with the Project to the Montville Planning and Zoning Commission for consideration in its administration of the resubdivision application.

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) **CC- Canton Soils.** The Canton Soils consist of well drained, non-stony to extremely stony soils that formed in sandy glacial till. Canton Soils are on hills, ridges and plains of glacial till uplands. Slopes range from 3 to 35 percent. The Canton Soils are near somewhat excessively drained Merrimac and Hollis Soils, well drained Charlton and Montauk Soils, moderately well drained Sutton Soils and poorly drained Leicester Soils. Typically, the Canton Soil has a black, fine sandy loam surface layer one inch thick. The subsoil is dark yellowish-brown fine sandy loam and sandy loam 23 inches thick. The substratum is grayish-brown gravelly sand to a depth of 60 inches or more.
- (b) **Sx- Sutton Soils.** This nearly level to gently sloping, moderately well drained soil is found on upland glacial till plains, hills and ridges. Stones and boulders cover 8 to 25 percent of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. Typically, the Sutton Soil has a very dark grayish-brown, fine sandy loam surface layer 4 inches thick. The subsoil is yellowish-brown, dark yellowish-brown, and dark brown, mottled fine sandy loam and sandy loam 29 inches thick. The substratum is olive-brown, mottled sandy loam to a depth of 60 inches or more. The Sutton Soil has a seasonally high water table at a depth of about 8 inches. Permeability is moderate or moderately rapid. Sutton Soils are found near well drained Canton, Charlton and Narragansett Soils, moderately well drained Woodbridge Soils and poorly drained Leicester Soils.
- (c) **Cb- Canton and Charlton Fine Sandy Loams.** These moderately steep, well drained soils are found on glacial till upland hills, plains and ridges. Mapped areas are dominantly long and narrow or irregular in shape and range mostly from 2 to 20 acres. The mapped acreage of this undifferentiated group is about 55 percent Canton Soil, 25 percent Charlton Soil and 20 percent other soils. Typically, the Canton Soil has a very dark grayish-brown, fine sandy loam surface layer 6 inches thick. The subsoil is dark yellowish-brown fine sandy loam and sandy loam 18 inches thick. The substratum is grayish-brown gravelly sand to a depth of 60 inches or more. Typically, the Charlton Soil has a very dark grayish-brown, fine sandy loam surface layer 6 inches thick. The subsoil is dark yellowish-brown, yellowish-brown and light olive-brown fine sandy loam 23 inches thick. The substratum is grayish-brown fine sandy loam to a depth of 60 inches or more. This soil group is found on the landscape near areas of well drained Narragansett, Paxton and Montauk Soils. Permeability of the Canton Soil is moderately rapid in the surface layer and subsoil and rapid in the substratum.
- (d) **Wy - Woodbridge Soils.** This nearly level to gently sloping, moderately well drained soil is found on drumloidal, glacial till upland landforms. Stones and boulders cover one to eight percent of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. Typically, the Woodbridge Soil has a very dark brown, fine sandy loam surface layer 6 inches thick. The subsoil is yellowish-brown, light olive-brown and grayish-brown mottled fine sandy loam and sandy loam 22 inches thick. The substratum is very firm, brittle, olive sandy loam to a depth of 60 inches or more. This soil type is found on the

landscape with well drained Montauk and Paxton Soils, moderately well drained Rainbow and Sutton Soils, and poorly drained Ridgebury Soils. The Woodbridge Soil has a seasonally high water table at a depth of about 18 inches. Permeability is moderate in the surface layer and subsoil and slow or very slow in the substratum.

- (e) **Pb- Paxton and Montauk Soils.** These gently sloping, well drained soils are found on drumloidal, glacial till upland landforms. Mapped areas are dominantly irregular in shape and mostly 2 to 50 acres. The mapped acreage of this undifferentiated group is about 45 percent Paxton Soil, 40 percent Montauk Soil and 15 percent other soils. Mapped areas consist of Paxton Soil or Montauk Soil, or both. Typically, the Paxton Soil has a very dark grayish-brown, fine sandy loam surface layer 8 inches thick. The subsoil is dark yellowish-brown, yellowish-brown and light olive-brown fine sandy loam 19 inches thick. The substratum is firm, very firm and brittle, olive-brown fine sandy loam to a depth of 60 inches or more. Typically, the Montauk Soil has a very dark grayish-brown, fine sandy loam surface layer 7 inches thick. The subsoil is dark yellowish-brown fine sandy loam and yellowish-brown sandy loam 16 inches thick. The substratum is brown loamy sand and firm, very firm and brittle, grayish-brown loamy sand to a depth of 60 inches or more. The Paxton and Montauk Soils are found on the landscape with well drained Broadbrook, Canton and Charlton Soils, moderately well drained Woodbridge Soils and poorly drained Ridgebury Soils. Permeability of the Paxton Soil is moderate in the surface layer and subsoil and slow or very slow in the substratum. Permeability of the Montauk Soil is moderate or moderately rapid in the surface layer and subsoil and slow or moderately slow in the substratum.

WETLAND SOILS:

- (a) **Rn- Ridgebury Soils.** These nearly level, poorly drained and very poorly drained soils are found in drainage ways and depressions on glacial till upland hills, ridges, plains and drumloidal land forms. 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 zero to three 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. Typically, 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.

GENERAL PROCEDURES:

1. Prior to conducting any construction activities on the Applicant's property, and on a lot by lot basis, the Applicant shall meet with the Montville Wetlands Enforcement Officer and 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 engineer/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 plans entitled (i) "Site Development Plan & Black Ash Estates Resubdivision Prepared For Pachaug Capital, LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: 8-22-23 Scale: 1" = 40" Sheet 5 of 10 Map No. 23-024-17 Wentworth Civil Engineers LLC 117 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 Web: wentworthcivil.com" (ii) Site Development Plan & Black Ash Estates Resubdivision Prepared For Pachaug Capital, LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: 8-22-23 Scale: 1" = 40' Sheet 6 of 10 Map No. 23-024-17 Wentworth Civil Engineers LLC 117 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 Web: wentworthcivil.com" and (iii) "Erosion & Sedimentation Control Plan Black Ash Estates Resubdivision Prepared For Pachaug Capital, LLC Black Ash Road & Old Colchester Road Montville, Connecticut Date: 8-22-23 Scale: 1" = 100' Sheet 7 of 10 Map No. 23-024-1ES Wentworth Civil Engineers LLC 117 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 Web: wentworthcivil.com" (hereinafter, collectively, the "Plan").

3. The Applicant shall clear and grub the areas for the installation of erosion control measures, including the construction entrance on each lot, sequentially, as development occurs on each lot.
4. Upon completion of the installation of erosion and sediment control measures on each lot, the Applicant shall contact the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to inspect the installation of erosion and sediment control measures. No additional clearing and grubbing or construction activities shall occur on any lot until such time as the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer approve the installation of erosion and sediment control measures for that lot.
5. Surface soil excavated from the Project site shall be stored in an approved surface soil stockpile location. Surface soil stockpiles shall not contain slopes exceeding 3:1 and shall be stabilized by installing a single row of silt fence around each stockpile location. Stockpiles shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of 1 pound per 1,000 square feet. 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.
6. All erosion and sediment control measures shall be inspected at least twice weekly while construction is ongoing and after every storm event resulting in the deposition of in excess of one-half of one inch (0.50") of precipitation and repaired and maintained as necessary.
7. If any erosion or sediment control measure fails or is not installed or maintained in

accordance with the Plan or the directives of the Montville Wetlands Enforcement Officer or the Montville Zoning Enforcement Officer, the Applicant shall be required to cease all construction activities with respect to construction on the applicable lot until such time as said erosion and sediment control measures have been installed in accordance with the 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.

8. During the stabilization period (after construction has been completed but prior to certification of approval by the Montville Wetlands Enforcement Officer for removal of erosion and sediment control measures) all erosion and sediment control measures shall be maintained in proper working order. Unless notice otherwise is provided to the Town of Montville Wetlands Enforcement Officer, Zachary Wood, 7 Kelci Circle, Griswold, Connecticut; (860) 334-4746; e-mail: zach@woodcoproperties.com shall be the responsible party for compliance with all erosion and sediment control requirements in conjunction with the construction activities on the site. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a twice-weekly basis during the stabilization period and after each storm occurrence. Zachary Wood shall be the designated representative for the implementation of all of the terms and conditions of this Narrative and the Plan.
9. 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 Section of this Narrative and restabilized.
10. Once stabilization has been completed, and certification thereof obtained in writing from the Montville Wetlands Enforcement Officer and Montville Zoning Officer, all erosion and sediment control measures shall be removed by the Applicant.

CONSTRUCTION SEQUENCING -INDIVIDUAL LOT DEVELOPMENT (GENERIC)

1. The Applicant shall clear the area proposed for dwelling house, driveway and yard within the clearing limits delineated on the Plan.
2. Upon completion of clearing, silt fence and/or wood chip berms shall be installed in the location delineated on the Plan.
3. An anti-tracking pad, in accordance with the "Construction Entrance Detail" delineated on the Plan shall be installed at the entrance to the lot.
4. Erosion control measures (either silt fence or wood chip berms) shall be installed in the location delineated on Sheet 7 of 10 of the Plan.
5. The lot shall be grubbed and all stumps and other debris shall either be ground in place or

removed to a location approved in advance by the Wetlands Enforcement Officer and the Zoning Enforcement Officer of the Town of Montville. No stumps or construction debris shall be stored in any upland review area as determined by the regulations promulgated by the Town of Montville Inland Wetlands and Watercourses Commission as of the date of submission of this application.

6. The driveway and site shall be rough graded. Water bars shall be maintained on driveways which exceed eight (8%) percent in grade at 100 foot intervals until such time as the final surface stabilization has been applied to such driveway.
7. Surface soil shall be stripped and retained onsite for subsequent lot stabilization. Stockpiles shall be formed with a slope not greater than 3:1. If said surface soil stockpiles are to remain for more than fifteen days, surface soil stockpiles shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of 1 pound per 1,000 square feet. 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.
8. The foundation hole shall be excavated and the material obtained therefrom shall either (i) be retained for lot grading, if necessary, or removed from the site.
9. House construction shall proceed and the well, septic system and utility services shall be installed.
10. If applicable, rain gardens and/or infiltration trenches shall be installed in accordance with the details provided and in the locations delineated on the Plan.
11. Final grading shall be completed and the driveway installed. Driveways exceeding eight (8%) percent in grade shall be paved with a two (2") inch layer of compacted bituminous concrete.
12. Disturbed areas shall be stabilized by installing not less than 4 inches of topsoil 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 150 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at the rate of 7.5 pounds per 1,000 square feet. Areas to be seeded shall be seeded in accordance with the following protocols:
 - (a) **Sunny to Partially Sunny Sites.** Kentucky Bluegrass applied at a rate of .50 pounds per 1,000 square feet, Creeping Red Fescue applied at a rate of .50 pounds per 1,000 square feet and perennial ryegrass applied at a rate of .10 pounds per 1,000 square feet for a total application of 1.10 pounds per 1,000 square feet.
 - (b) **Shady Sites.** Creeping Red Fescue applied at a rate of 1.0 pounds per 1,000 square feet and perennial ryegrass applied at a rate of .10 pounds per 1,000 square feet for a total application of 1.10 pounds per 1,000 square feet.

- (c) **Droughty Sites.** Creeping Red Fescue applied at a rate of 1.0 pounds per 1,000 square feet and tall fescue applied at a rate of .50 pound per 1,000 square feet for a total application of 1.50 pounds per 1,000 square feet.
- 13. Once all disturbed areas have been thoroughly stabilized, erosion control measures shall be removed.