

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET

NORWICH, CT 06360

(860) 886-1966

(860) 886-9165 FAX

December 16, 2024
(Revised 01/13/25)

Ms. Stacey Radford, Wetlands Officer
Montville Town Hall
310 Norwich-New London Turnpike
Montville, CT 06382

RE: Proposed Trailer Storage Facility
375 Maple Avenue and Route 163
Montville, Connecticut
CLA-7767F

Dear Ms. Radford:

CLA Engineers has prepared the attached Application for Permit for a proposed trailer storage facility located on two parcels of land accessed by Maple Avenue and Robertson Road in Montville.

375 Maple Avenue is approximately 2.94-acres comprised mostly of undeveloped land located on the southwest side of Oxoboxo Brook. A residential house was present on the lot but has now been raised. The parcel is currently owned by 349 Maple Ave, LLC and is currently cleared and ready for development. Access is from Maple Avenue only.

Parcel Route 163 is approximately 34.6 acres in area and is mostly comprised of Rockland Pond; a manmade pond formed by the damming of Oxoboxo Brook in 1900. The Rockland Pond Dam (CT00242) is owned and maintained by Rand-Whitney Realty, LLC. The only developed portion of Parcel Route 163 is located at its northeast corner which is used as a trailer storage area for Rand Whitney.

There are two wetlands associated with these properties, whose characteristics and functions are described in more detail in a Wetland Report Letter attached with application.

The proposed development includes construction of a paved laydown area sufficient to accommodate 61 storage spaces for trailers and paved driveways that access Maple Avenue and Robertson Road. The approximate total area of disturbance is 3.9 acres and impervious area to be constructed is approximately 2.14 acres. The proposed site improvements are depicted on the Site Improvement Plans that accompany this application. The development is limited to include site regrading, paving and installation of stormwater infrastructure.

A secondary component of this project is to extend and realign the Town of Montville's existing 30" stormwater pipe that currently discharges onto 375 Maple Avenue. The location and elevation of the pipe is currently preventing the lot from being developed. The project proposes to adjust the pipe's alignment and create a new drainage easement in favor of the Town of Montville.

Stormwater from the development generally flows north and east into Rockland Pond and Oxoboxo Brook. The development meets the CTDEEP Stormwater Quality Manual guidelines for water quality and groundwater recharge volume. Peak flows are also mitigated to the maximum extent practicable.

A site preparation plan, erosion and sedimentation control plan & narrative, stormwater management plan, and construction details are included on the attached Site Improvement Plans. In general, construction stormwater and erosion and sedimentation measures throughout the work area will be managed as follows:

- A suggested construction sequence for the site preparation and erosion and sedimentation control measures are included in the plans.
- Silt fence and haybales will be provided and maintained along the perimeter of the site to delineate the limits of construction and protect the surrounding area from sedimentation.
- Inlet sedimentation control devices ("silt sacs") will be provided in existing catch basins prior to the start of construction. No new catch basins are proposed. An existing catch basin will be replaced on Maple Avenue.
- Temporary sedimentation traps have been sized and shown on the plans.
- Temporary stockpile and staging areas have been shown on the plans and shall be surrounded by silt fence.
- An anti-tracking construction entrance will be installed during construction.
- Provisions for temporary seeding and site stabilization during construction are included in the plans,
- No slopes steeper than 3:1 are proposed.

The proposed development will disturb approximately 9,496-square feet of man-made wetland and work is also proposed within the inland wetland regulated area. CLA is also currently enquiring to what extent the development will need Army Core of Engineers review.

Please feel free to call me at our office or email me at dhayward@claengineers.com with any questions or comments.

Very truly yours,
CLA Engineers, Inc.

A handwritten signature in blue ink, appearing to read "D. Hayward", with a stylized flourish at the end.

Darren Hayward, P.E.