APPLICATION OF ROBERT A. TRINGE AND JUDITH M. TRINGE ("APPLICANT")
TO
TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION

167 MEETING HOUSE LANE, MONTVILLE, CONNECTICUT

PROJECT AND CONSTRUCTION SEQUENCING NARRATIVE
DATE: FEBRUARY 10, 2025

PROJECT OVERVIEW

The Applicants are the owners of 18.74 acres of land situated on the southeasterly side of Meeting House Lane in the Town of Montville, Connecticut (the "Property"). The Property is currently improved with an existing dwelling house, well and on-site septic system located on the southeasterly side of Meeting House Lane which is occupied by the Applicants. The Applicants are proposing to re-subdivide the Property to create an additional two (2) building lots; a new lot which will be a building lot for a future single-family residence (Proposed Lot 050-0B3 containing 2.41 acres); and a second new lot, which will be a building lot to accommodate a future single-family residence (Proposed Lot 050-0B4 containing 2.15 acres). Proposed Lot 050-0B3 is encumbered by a small, linear wetland system as delineated on the Boundary and Lot Layout Plan and Site Development Plan. The Applicants are proposing no regulated activities in conjunction with this development endeavor, and all activity will occur outside of the established fifty (50') foot upland review area and cross-gradient from the wetland system.

In conjunction with the proposed development, the Applicants are seeking a subdivision review from the Town of Montville Inland Wetlands and Watercourses Commission and a favorable report to the Town of Montville Planning and Zoning Commission in conjunction with the resubdivision application pursuant to the provisions of Section 8-26 of the Connecticut General Statutes.

Wetlands on the project site were delineated by Mark H. Sullivan, Soil Scientist on December 26, 2017.

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. **AfB – Agawam Fine Sandy Loam.** This gently sloped, well-drained soil is found on stream terraces and outwash plains. Mapped areas are dominantly irregular in shape and range mostly 2 to 25 acres. Typically, this Agawam soil has a dark brown, fine sandy loam surface layer 9" thick. The subsoil is dark yellowish-brown fine sandy loam 15" thick. The substratum is light olive brown and very gravelly coarse sand to a depth of 60" or more. Included within this soil and mapping are small areas of somewhat excessively drained Merrimac soils, well-drained Haven

soils, moderately well-drained Ninigret soils and poorly drained Raypol and Walpole soils. Permeability of the Agawam soil is moderately rapid in the surface layer and subsoil and rapid in the substratum.

B. **Tisbury Soils.** The Tisbury soil consists of moderately well-drained soils that formed in water-sorted sand and gravel. Tisbury soils are found on the landscape on outwash plains and stream terraces. Slopes range from 0% to 5%. The Tisbury soils are found near well-drained Haven and Agawam soils, moderately well-drained Ninigret soils, and poorly drained Raypol soils. The soil stratification of the Tisbury soil is as follows:

0" – 8"	Very dark grayish brown silt loam; weak coarse granular structures; friable; many fine roots; 5% coarse fragments; strongly acid; abrupt wavy boundary.
8" – 18"	Yellowish brown silt loam; weak medium and coarse subangular blocky structures; very friable; common fine roots; 5% coarse fragments; strongly acid; clear wavy boundary.
18" – 26"	Brownish yellow silt loam; common medium distinct grayish brown and strong brown mottles; massive; very friable; few roots; 5% coarse fragments; strongly acid; clear wavy boundary.
26" – 60"	Grayish brown very gravelly sand; common medium distinct strong brown mottles and common medium light brownish gray mottles; single grain; loose; 60% coarse fragments; strongly acid.

C. **Charlton Soil.** The Charlton series consists of well-drained, non-stoney to extremely stoney soils that formed in loamy glacial till. Charlton soils are on upland hills, ridges and glacial till plains. Slopes range from 3% - 45%. Charlton soils are in a drainage sequence on the landscape with moderately well-drained Sutton soils and somewhat poorly-drained Leicester soils. They are near somewhat excessively drained Hollis soils and well-drained Canton, Narragansett, Agawam and Paxton soils. The soil stratification of the Charlton soil is as follows:

0" – 8"	Very dark grayish brown fine sandy loam; weak medium granular structures; friable; common fine and medium roots; 10% rock fragments; strongly acid; abrupt wavy boundary.
8" – 15"	Dark yellowish brown fine sandy loam; weak medium subangular blocky structures; friable; common fine and medium roots; 15% rock fragments; medium acid; gradual wavy boundary.
15" – 24"	Yellowish brown fine sandy loam; weak medium subangular blocky structures; friable; common fine and medium roots; 15% rock fragments; medium acid; clear wavy boundary.

24" – 29"	Light olive brown fine sandy loam; weak medium subangular blocky structures; friable; few fine roots; 15% rock fragments; medium acid; clear wavy boundary.
29" – 60"	Grayish brown fine sandy loam; massive; friable; 15% rock fragments; medium acid.

WETLAND SOILS

A. **Ridgebury, Leicester and Whitman Soils.**

These nearly level, poorly drained and very poorly drained soils are found in drainage ways 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 loan 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.

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 plans entitled "Resubdivision Plan Prepared For Robert A. Tringe & Judith M. Tringe #167 Meetinghouse Lane Montville, Connecticut Lot Improvements – E&S Controls – Details Project No. 24-111 Drawn By: R.A.D. Date: 10/2/24 Scale: 1" = 40' Sheet 3 of 3 Advanced Surveys, LLC. 60 Terry Road, Griswold, CT 06351 Phone – (860) 639-8928" (the "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 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 are not installed or maintained in accordance with the 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 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. William J. Pieniadz, 157 Simpson Lane, Oakdale, Connecticut 06370 (860) 848-2372 (telephone) (860) 608-9890 (cellular telephone) e-mail: bill@pandhconstruction.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 improvements on both proposed lots will commence during the late Spring of 2025 and continue for a period of approximately six (6) months.

9. During the stabilization period (after construction on each of Proposed Lots 050-0B3 and 050-0B4 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.

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 – TYPICAL

1. The Applicant shall clear, but not grub, within the limits of clearing delineated on each lot.

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 for each lot in accordance with the "Construction Entrance" Detail delineated on the Plan.

4. The Applicant shall install a single row of silt fence or a woodchip berm at the down gradient limits of disturbance on each lot.

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 on each lot. Surface soil shall be retained on each 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. Upon completion of installation of the footing drains, the foundation and footings shall be backfilled with stored material.

11. Construction of the dwelling house shall be completed.

12. 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 80 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.

13. Once all seeded areas have been thoroughly stabilized and cut with two cuttings, erosion and sediment control measures shall be removed.