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May 8, 2025

Meredith Badalucca, Assistant Planner
Stacy Radford, Zoning & Wetlands Officer
Town of Montville
Department of Land Use & Development
310 Norwich-New London Turnpike
Uncasville, CT 06382

RE: Land Use Application -25SUB3
(001-007-00A) Silver Falls Road
Montville, CT
CLA-7885



Meredith/Stacy,

Attached are responses to all comments received for the above referenced project. Please contact me with any questions.

ENGINEERING COMMENTS

General

- Please update the references to the property zoning designation in the Soil Scientist Report/Narrative (R60 vs. R80).

Corrected

- Please provide a soil erosion control and site restoration bond estimate.

Attached Bond Estimate

Stormwater Modeling

- Please evaluate the contributing watersheds of all proposed driveway culverts to confirm the pipes have adequate capacity for the appropriate design storm.

Drainage Calculations updated

- Please evaluate the contributing watersheds of the proposed grassed swales and corresponding flow velocities for the design flow to ensure that the surface treatment will not be susceptible to erosion.

Drainage Calculations updated

- Please evaluate the 100-year discharge velocities to ensure that the appropriately sized riprap is specified.

Drainage Calculations updated

Resubdivision Plans

- Please confirm the proposed area of disturbance. The Development notes on Sheet 2 state the area of disturbance is 5.9 acres. The Inland wetland application form and Statewide Inland Wetlands & Watercourses Activity Reporting Forms indicate that the proposed area of disturbance is less than 5 acres. If the project does disturb greater than 5 acres, please evaluate if registration for the CT DEEP Construction Stormwater General Permit is required.

Disturbance area revised to be less than 5 acres.

- *Please evaluate the available sight line from the proposed shared driveway to confirm the driveway meets the requirements of the Town of Montville Road Standards 130B.8.*

Sightline demonstration provided on sheet 7.

- *Please label the 100-year flood zone and provide a cuts and fills evaluation for proposed earthwork in the flood plain. Provide compensatory storage if necessary.*

Comparison of existing and proposed grades within the 100 year floodplain indicate a net cut of 340 CY and therefore compensatory storage is not needed.

- *Please evaluate proposed grading for the driveway around Station 1+00. It appears there may be a proposed cut within the limits of the delineated wetland. Please consider if a groundwater control drain would be advisable to protect the driveway surface.*

Underdrain provided.

- *Please show and call out the proposed scour protection at the driveway culverts.*

Provided.

- *Please confirm which swales are proposed be grassed and which are rip rap. The callouts point to the same swales.*

Corrected.

- *Please add a sediment forebay to Water Quality Basin 1 given the proximity of the discharge to the wetland limit.*

Forebay Added.

- *Please incorporate a double row of sediment barrier where construction activity is located within 50-feet of the limit of inland wetlands per Section 5(b)(2)(A)(ii) of the DEEP Construction General Permit.*

Added.

- *Please include sizing and scour protection for the identified future culvert.*

Provided.

- *Town of Montville Road Standards limit common driveways to five lots. Please provide additional information regarding the future emergency access and confirm that this will not exceed five lots being served from the shared driveway or request a waiver of the requirement from the Department of Public Works if applicable.*

The road in question is for emergency access only and serves a single lot in another Town and jurisdiction.

- *Please review the proposed grading along the southwesterly corner of the property. There appears to be conflicting proposed grades.*

Grades corrected.

- *Please locate the proposed stormwater galleries on Lot 1 outside of the 75-foot well radius.*

Revised.

- *Please update the proposed driveway callout along the southerly property line near the Lot 1 septic system.*

Revised.

- *Please incorporate a drainage easement for the stormwater discharge from Lot 2 onto Lot 1.*

Provided.

- *Please indicate proposed driveway widths on the plans.*

Provided.

- *Please update the Typical Driveway Section Detail to comply with the Town of Montville Road Standards for common driveways.*
Revised.
- *Please update the Driveway Detail to comply with the width specified in the Town of Montville Road Standards for common driveways.*
Revised. Note that a copy of waiver request letter is attached related to pavement limits.
- *Please coordinate the overflow berm height called in the Typical Rain Garden Details with the heights called for on the plans.*
Revised.
- *Please provide details and dimensions for the proposed grassed lined swales and/or rip rap swales and any erosion protection measures required based on design flow velocity.*
Provided.
- *Please consider updating all references to CT DOT standard specifications to Form 819.*
Updated.

ZONING & WETLANDS OFFICER COMMENTS:

1. *Project Narrative is required and should include:*
 - a. *Please explain exactly what is being proposed in the wetlands and within the upland review area.*
Narrative attached
 - b. *Please explain the exact location of the proposed 15" culvert. Are there one, two or three culverts; or is one a gate?*
Narrative attached
 - c. *Please explain the exact location of the proposed 70' x 45' basin*
Narrative attached
 - d. *Please explain the proposed wetlands disturbance shown on Plan of 1,970 sq ft. What exactly is included in this disturbance?*
Narrative attached
 - e. *Please explain the proposed wetlands disturbance shown on Plan of 2,460 sq ft. What exactly is included in this disturbance?*
Narrative attached
 - f. *Please explain the proposed wetlands disturbance shown on Plan of 160 sq ft. What exactly is included in this disturbance?*
Narrative attached
2. *Soil Scientist Report / Narrative:*
 - a. *Please correct the Zoning District from R-60 to R-80.*
Corrected
 - b. *Please correct the road from "Sliver Spring Rd" to Silver Falls Road.*
Corrected
3. *Site Plan:*
 - a. *Sheet 3 – Site Plan Lots 1 & 2*
 - i. *Please remove the grading shown on Plan within the Town of Waterford.*
Corrected

ASSISTANT PLANNER COMMENTS:

Application:

1. *Application indicates that CT General Stormwater Quality Permit is not required. However, plan indicates approximately 5.9 acres of disturbance on Sheet 2, Note 1. The drainage report indicates approximately 4.4 acres disturbed within watershed #1 and approximately 1 acre in watershed #2. Please clarify acreage of disturbance and requirement of CT General Stormwater Quality Permit.*
Disturbance area revised to be less than 5 acres.
2. *Please provide a copy of the NDDDB determination letter.*
A copy of the NDDDB determination letter is attached to this letter. Notes for protection of the species indicated in the letter have been added to the plans.
3. *The drainage report indicates riprap swales and the plan indicates grass lined swale and riprap swale, please clarify.*
Corrected
4. *Please provide a legal description of each proposed lot for review by staff.*
We request that this be provided as a condition of approval.
5. *Please provide easement documents for review and approval by the Town Attorney.*
We request that this be provided as a condition of approval.
6. *Please provide a shared driveway agreement for review and approval by the Town Attorney.*
We request that this be provided as a condition of approval.

Site Plan:

Sheet 1:

7. *Per SR (Subdivision Regulation Section) 4.3.1, please provide the acreage of the property to be subdivided.*
Provided

Sheet 2:

8. *Per SR 4.3.5, please indicate the lot numbers and street numbers as approved by the Town Assessor.*
Provided
9. *Please indicate the square footage of Proposed Lot 1 on the zoning compliance table.*

Provided

10. *Plan shows easement in favor of Golden Trails LLC in green (shared driveway), blue (emergency access) and purple. Please clarify.*

Clarified

11. *Note #3 indicates 125-foot inland wetland upland review area. Please update for 50-foot.*

Revised

Sheet 3:

12. *Please revise plan to remove grading from Waterford parcel.*

Corrected

13. *Please label the 100 year flood zone.*

Provided

14. *Please clarify if the swale along the drive way is grass lined or riprap.*

Provided

15. *Please label the pipe across the emergency access.*

Provided

16. *Please indicate if the emergency access will be gated to prevent non-emergency use. Also, is there a Knox box proposed for use by emergency personnel?*

Provided

17. *Arrows indicating location of silt fence do not point to silt fence.*

Corrected

18. *Please indicate size of emergency vehicle turnaround.*

Provided

19. *Per town road standards, shared driveways must be a minimum of 15'. Please revise plan*

Corrected

20. *Per town road standards, shared driveways can only serve 5 lots. Please indicate on plan that the emergency access will not serve more than one lot in Waterford.*

The road in question is for emergency access only and serves a single lot in another Town and jurisdiction.

21. *Note on plan pointing to Lot 1 side yard setback states "proposed driveway 10.5% max slope" please revise.*

Revised

Sheet 4:

22. *Arrows indicating location of silt fence do not point to silt fence.*

Corrected

23. *Please label 50' Upland Review*

Provided

Sheet 8:

24. General Note #9 states 100-foot regulated area. Please revise to 50-foot.

Corrected

25. Construction Sequence Note #2, please revise to include "Zoning and Wetlands Officer shall inspect prior to any disturbance."

Corrected

26. Construction Sequence Note 8, please remove "town staff" and replace with "Zoning and Wetlands Officer".

Corrected

Overall Plan:

27. Per SR 4.3.11, are there any proposed property line monuments or markers?

Provided

28. Per SR 4.6.6, show location of well and septic on adjacent lots if information is available from public records. If not available from public records, please provide statement indicating such.

Note provided on sheet 3 & 4

SOIL SCIENTIST COMMENTS

1. *I have reviewed the wetland boundary in the field as identified and flagged by Soil Scientist, Mr. Robert Russo, and I am in general agreement with the regulated boundaries as depicted on the subject site plans. With exception, at the site's entrance the wetland system extends to the north over the property line and is more extensive in the field than what is represented on the subject site plan. The applicant should provide additional clarification on the extents of the wetland boundary at this crossing point and confirm the grading impacts to the wetlands at Crossing site #1 are limited to 1,970 SF of disturbance. Although the wetland boundary is readily identifiable to most professionals, for construction purposes, it is suggested before the start of construction that the Project's surveyors stake out the limits of disturbance and re-flag the wetland boundary with new markers at the crossing sites and the developments leading edge, so the closest wetland boundaries to the development are clearly marked in the field.*

The plans show the entire extent of the impact within the property boundaries. CLA requests that the reflagging of the wetland and surveyors stake out prior to construction be a condition should the commission choose to approve the application.

2. *The wetland application notes that two crossing points and associated drainage from construction of the shared driveway will result in permanently*

fill of 4,950 Square feet of wetlands. Understanding the application states that no loss of wetland function will result from the construction of the shared driveway crossing(s), the applicant should evaluate and provide mitigation opportunities to offset the physical loss of wetlands. Wetland mitigation options could potentially include wetland creation, enhancement buffer plantings, concentrated plantings at downstream outlets to improve water quality functions, conservation easements or a combination of options.

CLA has added buffer plantings (see sheet 3) to enhance the local habitat value.

3. *The proposed future emergency access roadway extension into Waterford appears to involve additional wetland impact that was not accounted for. Please confirm if there will be additional wetland impacts at the terminus of the access. If there are unaccounted impacts, please update the plans accordingly and revise the subject wetland report to also include analysis of this wetland crossing location. From the site walk this appears to be an area of past disturbance and a historic crossing point of the brook that feeds into the pond. The proposed roadway alignment does not match the proposed grading, and the grading also eliminates the future water quality basin #5. The applicant should quantify the impacts of this crossing site and provide clarification on the design and constructability of this "emergency access". With these additional impacts accounted for the project should confirm the total project SF of wetland disturbance.*

The road in question is for emergency access only and serves a single lot in another Town and jurisdiction. The plans show all the impacts proposed within the Town of Montville.

4. *The Town of Montville Road Standards limit common driveways to service a maximum of five lots. With regards to feasible and prudent alternatives and minimizing disturbances, the applicant should clarify information regarding the future emergency access and confirm inclusion of this element will not create a zoning non-conformity or compliance issue.*

The road in question is for emergency access only and serves a single lot in another Town and jurisdiction.

5. *Please confirm the overall project site proposed area of disturbance. The Development notes on the Site Plans list the total site disturbance is 5.9 acres. The Inland wetland application form and Statewide Inland Wetlands & Watercourses Activity Reporting Forms indicate that the proposed area of disturbance is less than 5 acres. If the project does disturb greater than 5 acres, please confirm if the Project will be required to register for the CTDEEP Construction Stormwater General Permit.*

The area has been revised to less than 5 acres.

6. *Additionally, with regards to State permits and applicable consultations the Wetland Report states the site is known to host state listed species per review of CTDEEP NDDB but provides no additional details other than a brief discussion on how the project will have no conflicts with State listed Bat species. The applicant should confirm if formal consultation with CTDEEP NDDB will be required. If the applicant has completed official NDDB consultation with CTDEEP can the applicant confirm if there are any State listed wetland dependent species? Are there any plant or invertebrate species intolerant of changes to sedimentation or pollutants, and if required, will the Project adhere to CTDEEP NDDB Best Management Practices received in a NDDB determination.*

The determination letter from CTDEEP NDDB is attached and CLA has included plan notes governing construction season and measures to exclude protected species from the work zone.

7. *The applicant should install a double row of sediment barrier where construction activity is located within 50 feet of any wetland.*
Provided

OTHER:

Assessor Comments: **Addresses added to plan**

Police Department Comments: **Note revised**

Please contact us with any questions.

Sincerely,



Robert A. DeLuca, P.E.

c: D. Gjergaj