

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike

Uncasville, Connecticut 06382

Sidney F. Heller (1903-1986)

Harry B. Heller (hheller@hellermccoy.com)

William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonai@hellermccoy.com)

Telephone: (860) 848-1248

Facsimile: (860) 848-4003

June 4, 2025

Town of Montville Inland Wetlands and
Watercourses Commission

Attention: Mrs. Stacy Radford, Wetlands
Enforcement Officer

310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Application of Rand-Whitney Realty LLC
375 Maple Avenue and Route 163, Montville, Connecticut

Dear Stacy:

Enclosed herewith please find an application filed on behalf of our client, Rand-Whitney Realty LLC, the owner of properties located at 375 Maple Avenue and Route 163, Montville, Connecticut seeking a permit to eliminate an intermittent watercourse on the applicant's property that has been created by stormwater discharge from an unauthorized drainage system that was built and maintained within the bounds of our client's property, without the benefit an easement, by the Town of Montville. The applicant seeks to develop an industrial trailer parking facility on the above referenced properties; and in order to do so, must reroute the unauthorized drainage system and the stormwaters generated thereby, which result in the ultimate elimination of the intermittent watercourse.

Submitted herewith and constituting the application to the Town of Montville Inland Wetlands and Watercourses Commission are the following:

1. Original and six (6) copies of the application to the Town of Montville Inland Wetlands and Watercourses Commission including the application form, Inland Wetlands Application Checklist and Erosion and Sediment Control Checklist.
2. Seven (7) copies of the list of abutting property owners and owners of property located directly across the street from the project site.
3. Seven (7) copies of the Project Narrative including the project overview, soil classifications, general procedures, construction sequencing narrative, maintenance of the trailer storage area and qualifying pervious area and a delineation of no feasible and prudent alternatives.
4. Authorization signed by the property owner and applicant authorizing the law firm of Heller, Heller & McCoy to file the permit application on its behalf and further authorizing the law firm

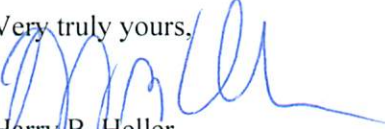
of Heller, Heller & McCoy, the engineering firm of CLA Engineers, Inc. and soil scientist, Robert C. Russo to represent its interests in all proceedings before the Town of Montville Inland Wetlands and Watercourses Commission with respect to the permit application.

5. State of Connecticut Department of Energy and Environmental Protection Inland Wetlands and Watercourses Reporting Form.
6. Three (3) originals of the Stormwater Management Plan prepared by CLA Engineers, Inc.
7. Three (3) originals of the delineation and functions evaluation of the project site prepared by CLA Engineers, Inc.
8. Seven (7) prints of the project plans entitled "Site Improvement Plan Proposed Trailer Storage Facility 375 Maple Avenue/Route 163 Town of Montville, Connecticut Prepared For Rand-Whitney Realty, LLC One Agrand St. Worcester, MA 01607 May 9, 2025 CLA Engineers, Inc. Civil – Structural – Surveying 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165" consisting of nine (9) sheets.
9. Our check in the amount of \$260.00 representing payment of the application fee including the State of Connecticut surcharge calculated as follows:

Commercial/Industrial Mixed Uses use base fee:	\$200.00
State Surcharge:	<u>60.00</u>
Total fee:	\$260.00

Please place this matter on the agenda of the June 19, 2025 meeting of the Town of Montville Inland Wetlands and Watercourses Commission. Should you have any questions, please feel free to call me.

Very truly yours,



Harry B. Heller

HBH/rmb
Enclosures

Cc: Mr. William J. Pieniadz
Mr. Mario Infante
Mr. Darren Hayward
Mr. Robert Russo