



Town of Montville Inland Wetlands Application Permit# _____

APPLICANT INSTRUCTIONS: All applicants must complete this application form. The Commission will notify the applicant of any additional information that may be required and will schedule a Public Hearing if necessary. In addition to the information required, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of this proposal. **PLEASE SUBMIT FOURTEEN (14) COPIES OF THE APPLICATION AND FOURTEEN (14) COPIES OF ANY OTHER DOCUMENTS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE MEETING.**

I. Applicant Information

Name Rand-Whitney Realty LLC
Address 370 Route 163, P.O. Box 336, Montville, CT 06353
Tel # (860) 848-1900 Cell # (860) 383-9143
Fax # N/a Email marioi@rwc.com

Interest in Property Owner Option Holder Developer Harvester Other
 Attach a Written Consent to the proposed activity from the owner if applicant is not the owner Required Not Required

II. Owner Information

Name Rand-Whitney Realty LLC Address 370 Route 163, P.O. Box 336, Montville, Connecticut 06353
Tel # (860) 848-1900 Cell # (860) 383-9143
Fax # n/a Email marioi@rwc.com

III. Engineer Information

Contact Darren Hayward, P.E.
Firm CLA Engineers, Inc. Address 317 Main Street, Norwich, Connecticut 06360
Tel # (860) 886-1966 Cell # n/a
Fax # N/a Email darrenhayward@claengineers.com

IV. Attorney Information

Contact Harry B. Heller
Firm Heller, Heller & McCoy Address 736 Norwich-New London Turnpike, Uncasville, CT 06382
Tel # (860) 848-1248 Cell # (860) 961-6073
Fax # (860) 848-4003 Email hheller@hellermccoy.com

V. Property Information

Address of Proposed Activity 375 Maple Avenue and Route 163, Montville, Connecticut
Assessor's Map and Lot Number Map: 031 Lots: 015-000 and 019-000
Land Records /Deed Volume: 179/711 Page: 734/683 Acreage of Property 27.54
Zoning IND

Provide a List of the Names and Mailing Addresses of Adjacent Property Owners (Attach Sheet)

See list of names of adjacent property owners and property owners directly across the street attached.

VI. Wetlands and Watercourse Information

Total Acreage of Wetlands on the site ^{0.12 intermittent watercourse} and 13+/- acre Rockland Pond acres
Wetland Disturbance Area 6,750 sq ft
Upland Review Disturbance Area 70,140 sq ft
Have the Wetlands Been Flagged Yes No Year 11/2023 and 12/2024
Name of Soil Scientist Joseph R. Theroux and Robert C. Russo, C.S.S.
Linear Feet of Watercourse Disturbance _____ ft
Creation of New Wetlands 0 sq ft

VII. Project Description

Subdivision Review No Regulated Activity Permit Modification
 Regulated Activity Permitted Use as of Right Permit Renewal

Activity will involve (Check all that apply)

Alteration Construction Pollution Stormwater Discharge
 Deposition of Material 5,700 cubic yards
 Removal of Material _____ cubic yards

See attached checklist of items that are to be included on Plan and supplemental data.

A) Attach a Detailed Plan of the Proposal and indicate Plan Title and Date.

See 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" dated June 2, 2025 prepared by CLA Engineers, Inc.

B) Provide Brief Description of the Proposed Project on separate piece of paper. Instructions attached. ^{See Project Narrative attached.}

C) List Titles and dates of all documentation which will be included and submitted with this application and attach to application. Documents should include, but are not limited to; Project Proposal, Soil Scientist Reports, and Drainage Calculations. ^{Report of Robert C. Russo dated May 30, 2025, Project Narrative dated June 2, 2025 and Stormwater Management Plan dated June 2, 2025.}

VIII. Other Information

1. Does the application involve an activity in a regulated area that is within 500 ft of another municipality?

Yes No

- If YES, then a copy of the application and all material is to be submitted to said Town and a copy of the transmittal form is to be provided to the Commission.

2. Is the property located within a Flood Hazard Area? Yes No

-If YES, then please provide additional material showing the location of the area.

3. Is the regulated activity within a Public Water Supply Aquifer or Watershed? Yes No

- If YES, then a copy of the application and all material is to be submitted to the State Department of Health as well as the appropriate Water Company. See attached instructions for the Notification Process for the State Health Department. A copy of the transmittal forms shall be provided to the Commission.

4. Does the application require approval from Uncas Health District? Yes No
 - If YES, then a copy of the approval is to be provided to the Commission.
5. Does the application require approval from the Public Works Dept? Yes No
 - If YES, then a copy of the approval is to be provided to the Commission.
6. Does the application require approval from the Town of Montville WPCA? Yes No
 - If YES, then a copy of the approval is to be provided to the Commission.

7. Does the application require permits from the following agencies?

		Submission Info
Army Corps of Engineers	<input type="checkbox"/> Yes <input type="checkbox"/> No	Date <u>Submitted for a jurisdictional determination</u>
Department of Environmental Protection	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date _____
Department of Transportation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Date _____

- If YES, then a copy of the application and all material is to be submitted to said Agency and a copy of the transmittal form is to be provided to the Commission.

8. Does this permit require a State Water Diversion Permit? Yes No
9. Does this permit require a State Dam Permit? Yes No
10. Is this property subject to a Conservation Restriction and/or a Preservation Restriction?
 -If YES, attach a copy of certified notice. Yes No
11. If the application is a renewal or modification of an existing permit, is a copy of the original approval included in the documentation package? Yes No

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Montville Inland Wetlands Commission at reasonable times, both before and after the permit in question has been granted by the Commission.

RAND-WHITNEY REALTY LLC

Name  Date June 20, 2025
 By: Harry B. Heller, its Authorized Agent

Property Owner if other than Applicant Same as Applicant Date _____