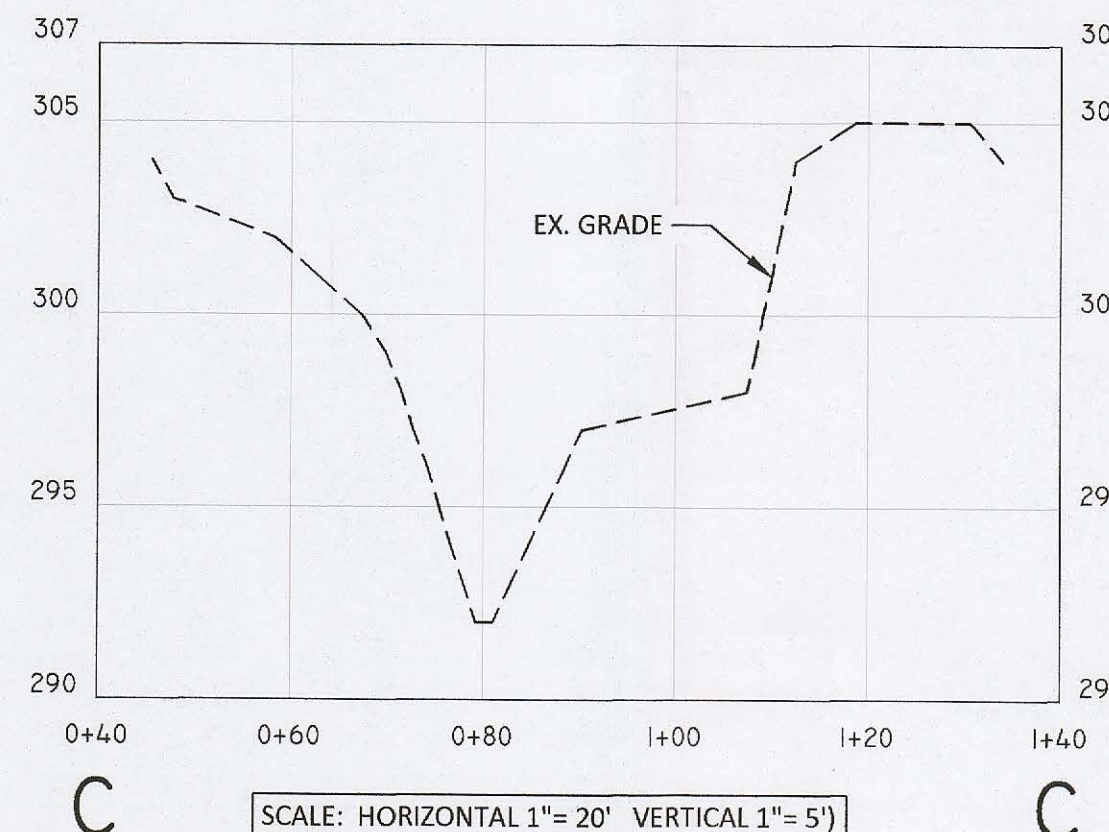
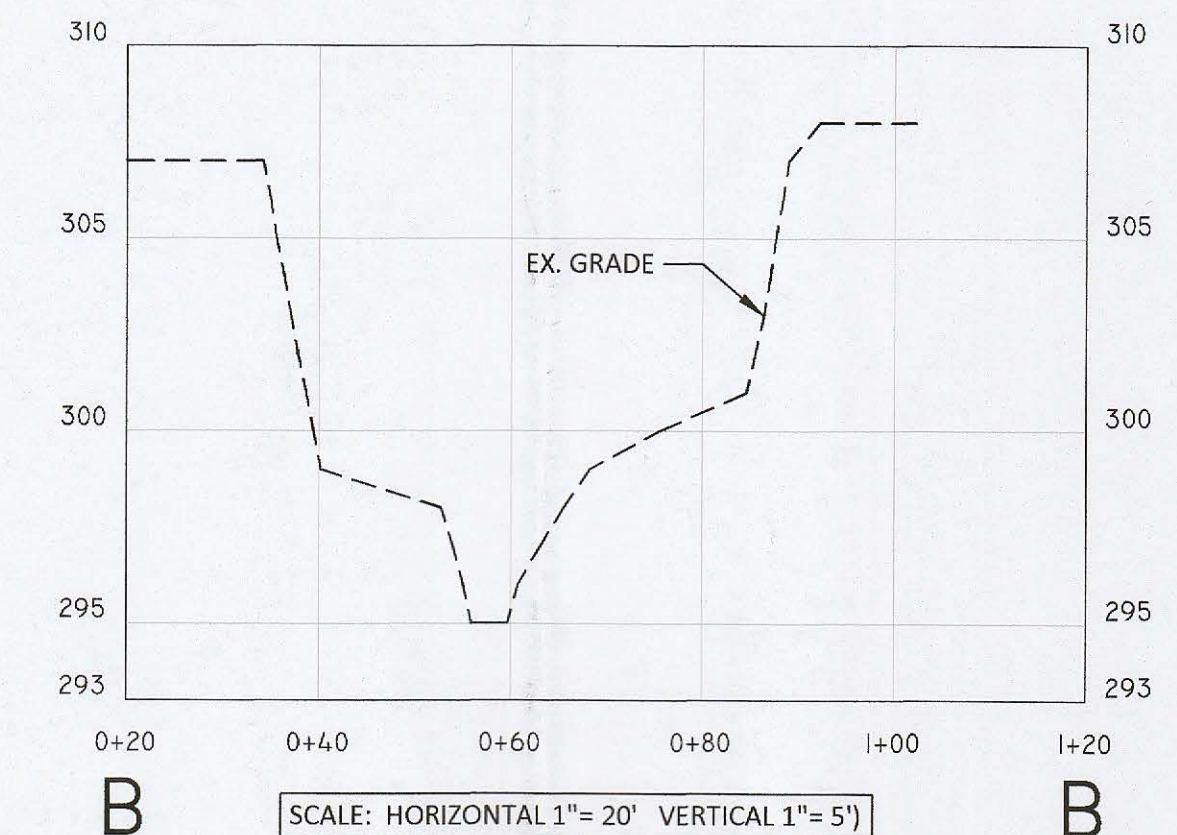
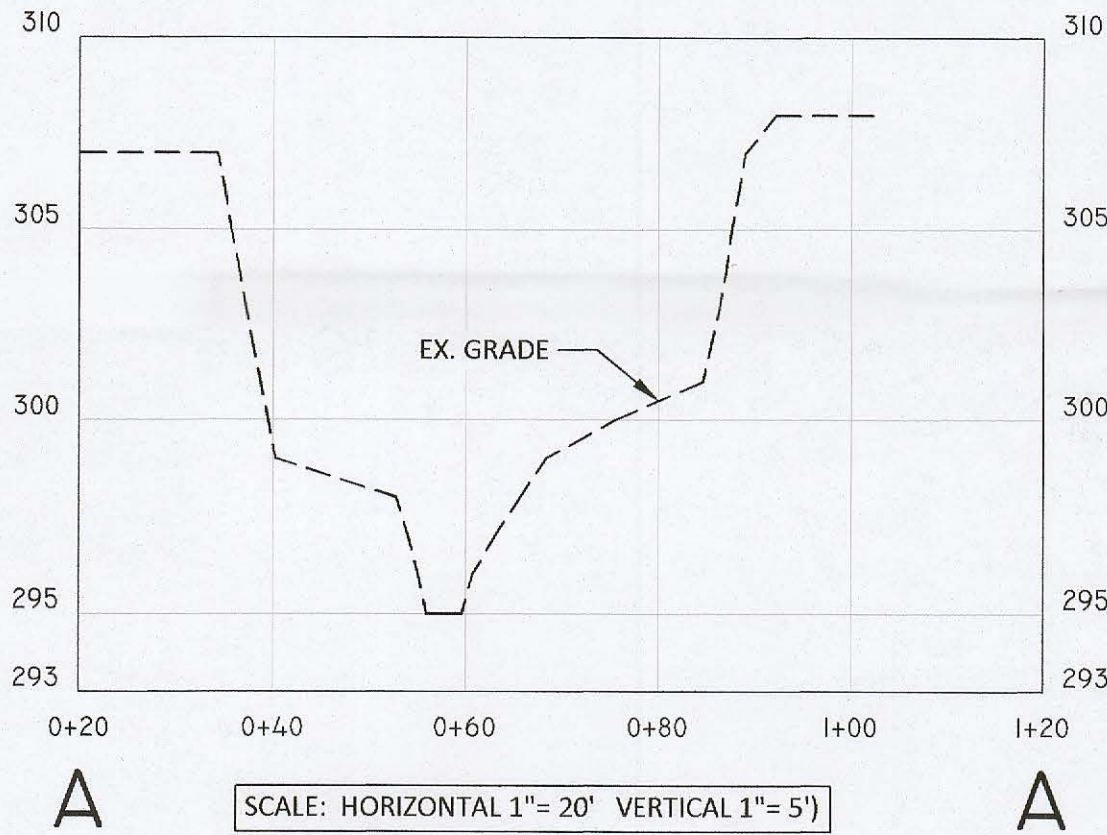
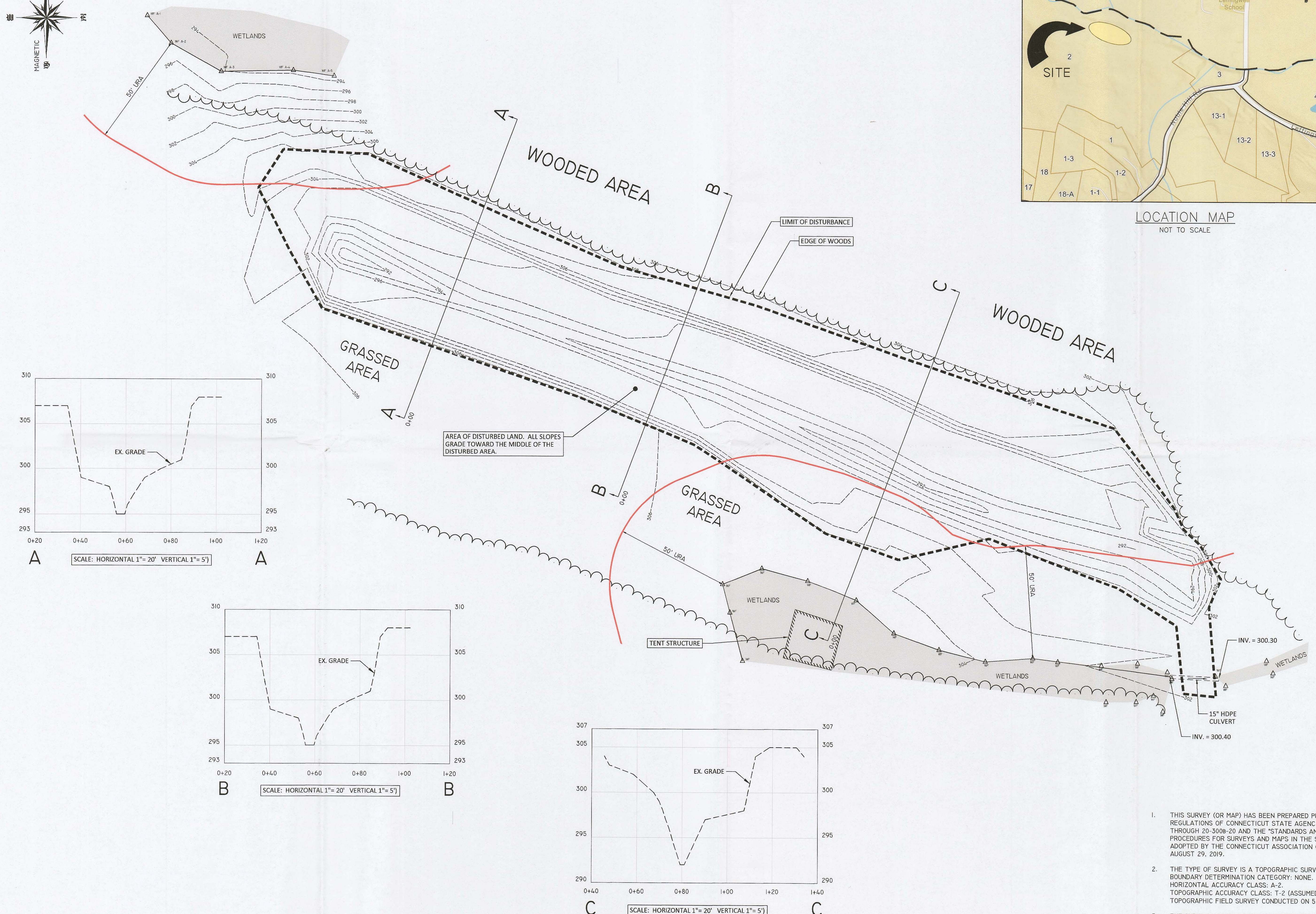


LOCATION MAP
NOT TO SCALE



AREA OF DISTURBED LAND. ALL SLOPES GRADE TOWARD THE MIDDLE OF THE DISTURBED AREA.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
THIS DRAWING IS NOT VALID UNLESS IT BEARS AN ORIGINAL INK SIGNATURE AND EMPLOYER SEAL.
ROBERT W. HELSTROM, L.L.S. #156266

1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS AND SUGGESTED METHODS AND PROCEDURES FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON AUGUST 29, 2019.
2. THE TYPE OF SURVEY IS A TOPOGRAPHIC SURVEY. BOUNDARY DETERMINATION CATEGORY: NONE. HORIZONTAL ACCURACY CLASS: A-2. TOPOGRAPHIC ACCURACY CLASS: T-2 (ASSUMED DATUM) TOPOGRAPHIC FIELD SURVEY CONDUCTED ON 5/9/25
3. THE SUBJECT PROPERTY IS IN THE R-120 ZONE.
4. WETLAND FLAGS DEPICTED HEREON ARE BASED ON FIELD LOCATION PERFORMED ON 5/9/2025.
5. WETLAND SOILS WERE FLAGGED IN THE FIELD BY JAMES SIPPERLY.



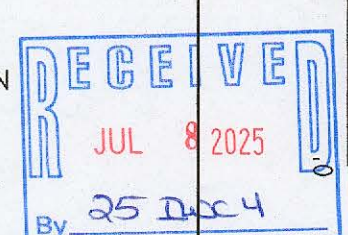
ROB HELSTROM
LAND SURVEYING LLC
61 MAIN STREET - SUITE G
HEBRON, CONNECTICUT
(860)-228-9853

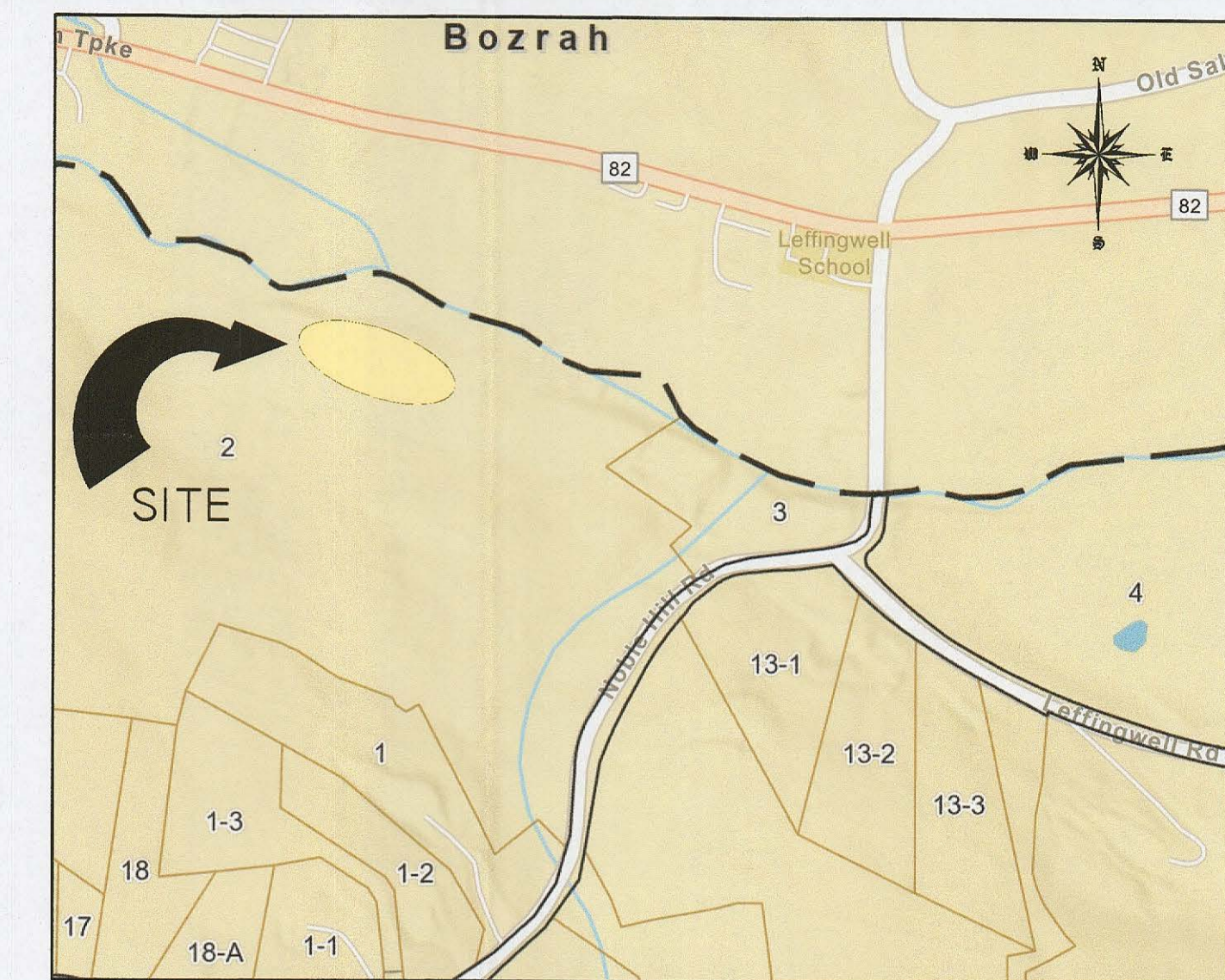
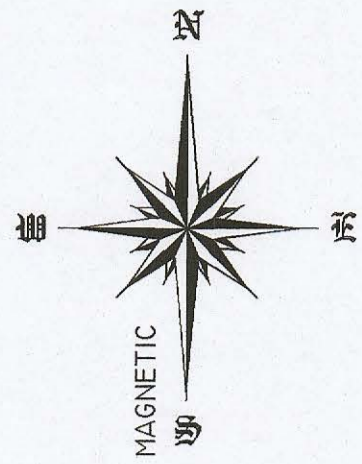
MAILING ADDRESS:
P.O. BOX 378
HEBRON, CT 06248
www.rhllc.com
Email: hellstromsurveying@yahoo.com

DATE: MAY 12, 2025

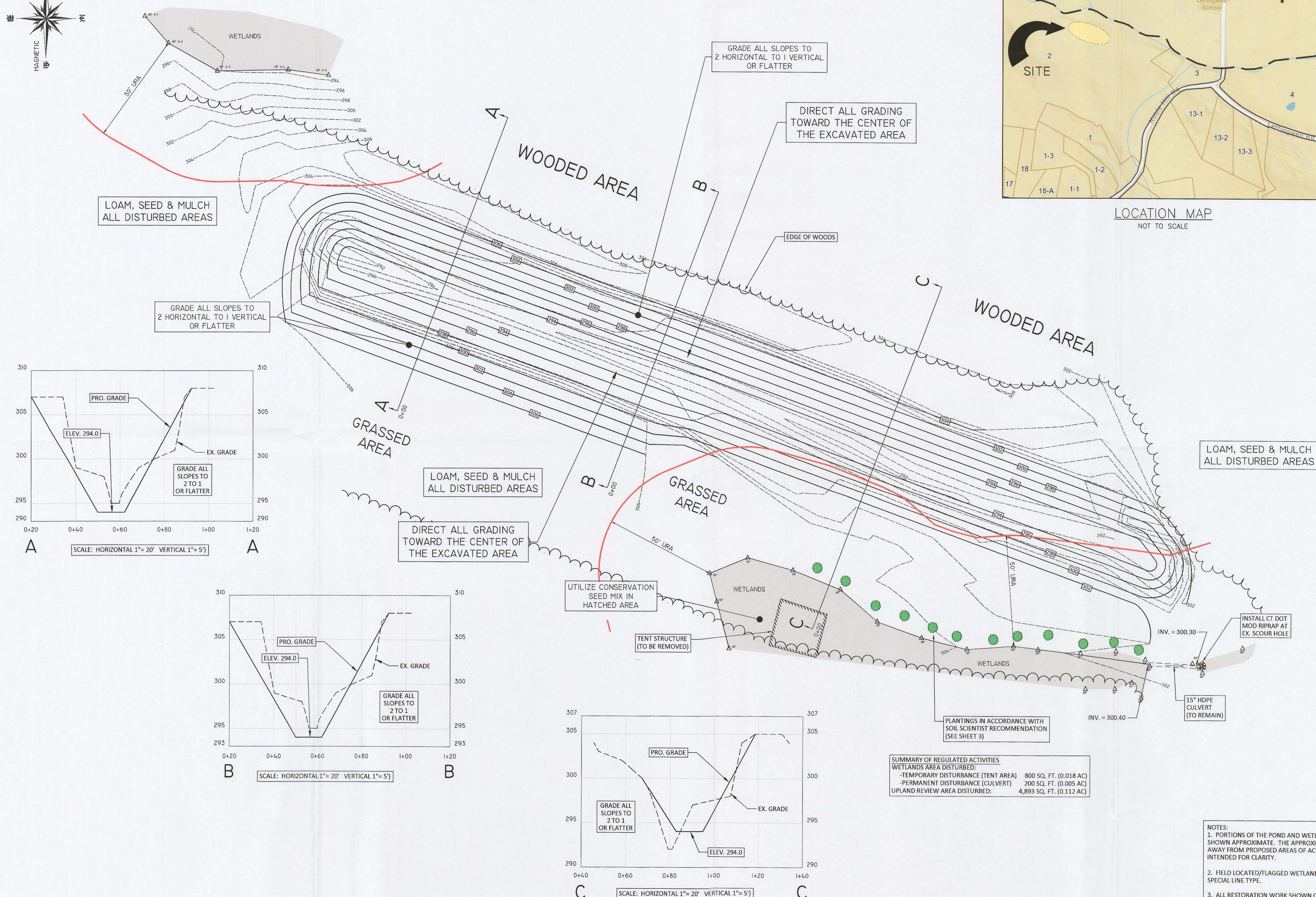
TOPOGRAPHIC SURVEY W/ WETLANDS
- PREPARED FOR -
JEFFREY PHILLIPS
ASSESSORS NO. 61-002, NOBLE HILL ROAD
MONTVILLE, CONNECTICUT

SHEET NO.: 1 OF 3
SCALE: 1" = 20'
JOB NO.: 25-102
FILE NO.: 25-102-TS.DWG





LOCATION MAP
NOT TO SCALE

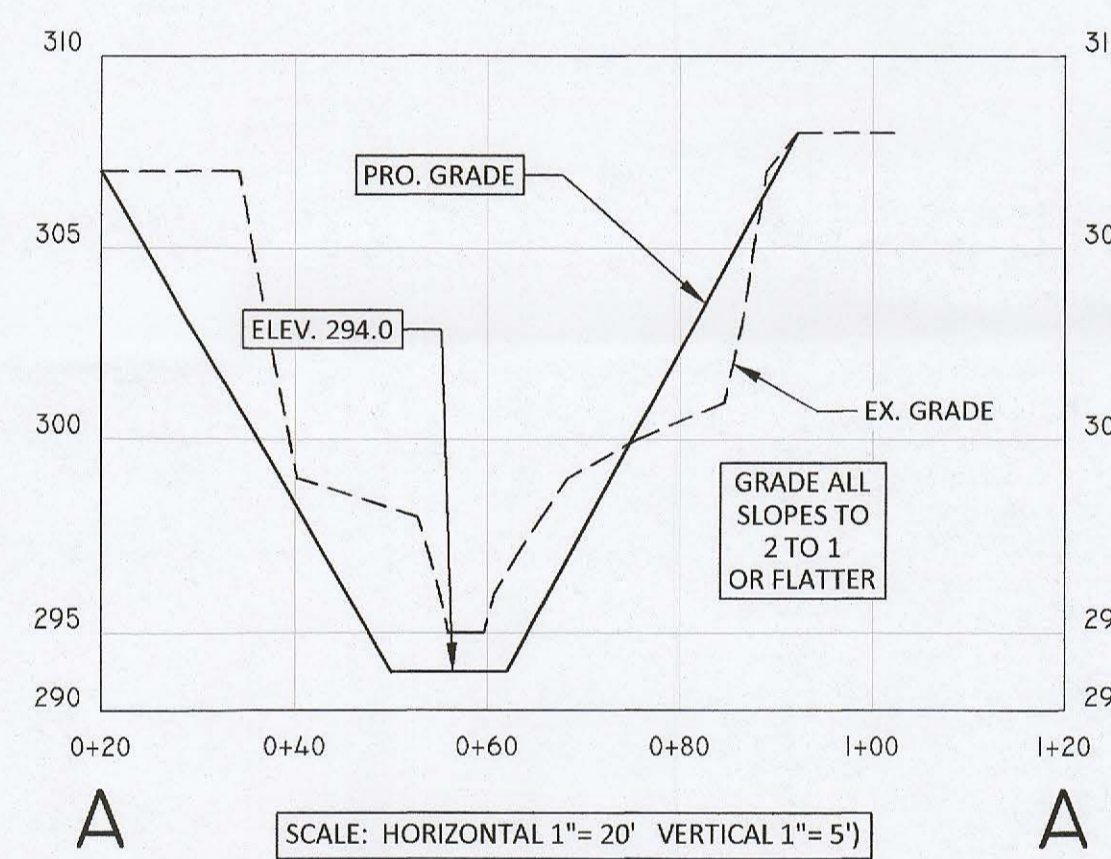


LOAM, SEED & MULCH
ALL DISTURBED AREAS

GRADE ALL SLOPES TO
2 HORIZONTAL TO 1 VERTICAL
OR FLATTER

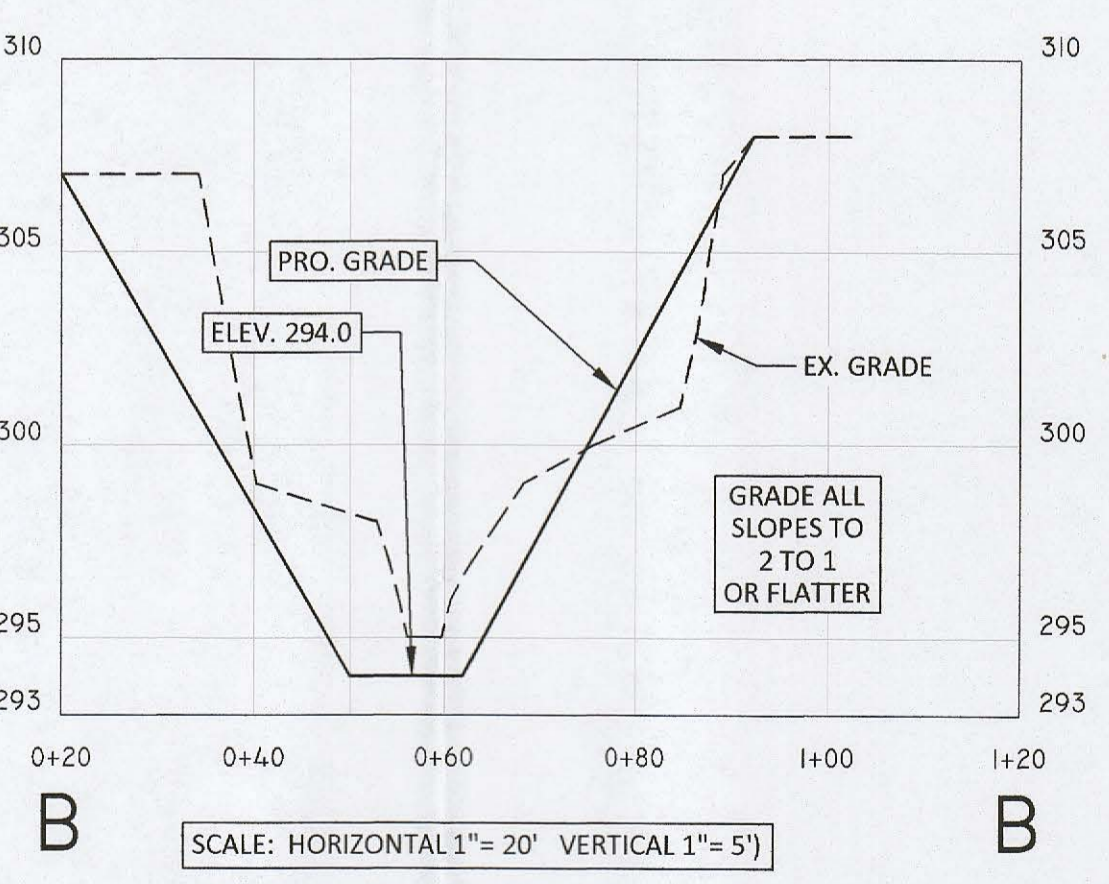
GRADE ALL SLOPES TO
2 HORIZONTAL TO 1 VERTICAL
OR FLATTER

DIRECT ALL GRADING
TOWARD THE CENTER OF
THE EXCAVATED AREA



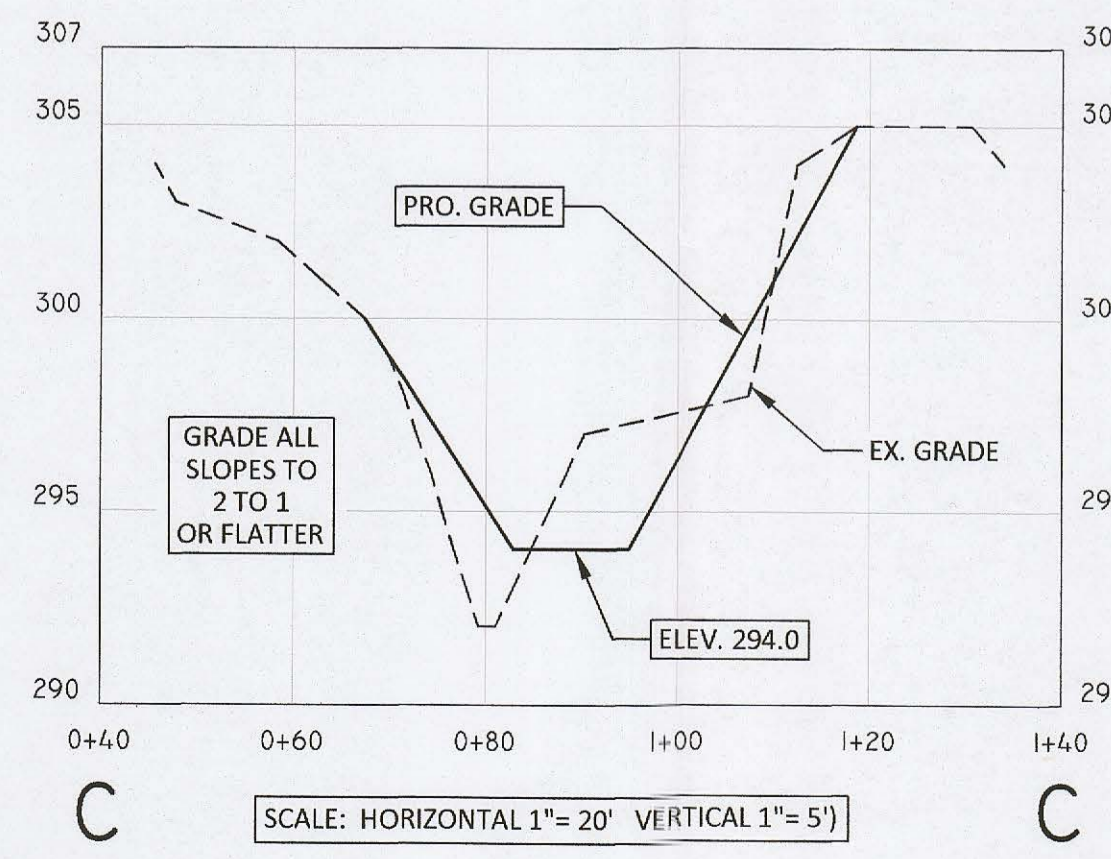
LOAM, SEED & MULCH
ALL DISTURBED AREAS

DIRECT ALL GRADING
TOWARD THE CENTER OF
THE EXCAVATED AREA



UTILIZE CONSERVATION
SEED MIX IN
HATCHED AREA

TENT STRUCTURE
(TO BE REMOVED)



PLANTINGS IN ACCORDANCE WITH
SOIL SCIENTIST'S RECOMMENDATION
(SEE SHEET 3)

SUMMARY OF REGULATED ACTIVITIES

WETLANDS AREA DISTURBED:	
-TEMPORARY DISTURBANCE (TENT AREA)	800 SQ. FT. (0.018 AC)
-PERMANENT DISTURBANCE (CULVERT)	200 SQ. FT. (0.005 AC)
UPLAND REVIEW AREA DISTURBED:	4,893 SQ. FT. (0.112 AC)

LOAM, SEED & MULCH
ALL DISTURBED AREAS

INSTALL CT DOT
MOD RIPRAP AT
EX. SCOUR HOLE

15" HDPE
CULVERT
(TO REMAIN)

- NOTES:
1. PORTIONS OF THE POND AND WETLAND AREAS ARE SHOWN APPROXIMATE. THE APPROXIMATE AREAS ARE AWAY FROM PROPOSED AREAS OF ACTIVITY AND ARE INTENDED FOR CLARITY.
 2. FIELD LOCATED/FLAGGED WETLANDS ARE INDICATED BY SPECIAL LINE TYPE.
 3. ALL RESTORATION WORK SHOWN ON THESE PLANS AND NOTED IN THE SOIL SCIENTIST'S REPORT SHALL BE COMPLETED WITHIN THE 2025 GROWING SEASON.
 5. ANY ADDITIONAL EARTH WORK WITHIN WETLANDS OR WITHIN 50 FEET OF WETLANDS SHALL REQUIRE APPROVAL BY THE INLAND WETLAND COMMISSION.

ROB HELSTROM
LAND SURVEYING LLC
61 MAIN STREET - SUITE G
HEBRON, CONNECTICUT
(860)-228-9953

GRADING PLAN
- PREPARED FOR -
JEFFREY PHILLIPS
ASSESSORS NO. 61-002, NOBLE HILL ROAD
MONTVILLE, CONNECTICUT
SHEET NO.: 2 OF 3
SCALE: 1" = 20'
DATE: MAY 12, 2025
BY: MAR
JOB NO.: 25-102
FILE NO.: 25-102-TS.DWG

NO.	DATE	DESCRIPTION
1	6/25/25	REVISED PER COMMENTS



JAMES SIPPERLY
CERTIFIED SOIL SCIENTIST
CONNECTICUT WETLAND SCIENTIST
401 SALEM TURNPIKE BOZRAH, CT 06334
860-334-7073
james.sipperly.js@gmail.com

Douglas K. Brush, Chairman
Town of Montville Inland Wetlands Commission
310 Norwich-New London Road
Uncasville, CT 06382
June 6, 2025

RE: ADDITIONAL INLAND WETLAND SOILS AND WATERCOURSES
INVESTIGATION AND DELINEATION, NOBLE HILL (PARCEL ID:061-002-000),
OWNER JEFFREY PHILLIPS & JENNIFER MICHAELS

Dear Mr. Brush:

I understand that at your last meeting there were additional items that the Commission would like addressed.

On June 5, 2025, I visited the site again to delineate any inland wetland soils and/or watercourse that may exist on the upstream and downstream side of the watercourse crossing that has 15"HDPE pipe. Again, there is no erosion and the pipe is functioning well. There is no plans to remove this pipe crossing.

I sampled the soil throughout this area of concern using a soil auger to a depth of two to three feet. Based on my field observations and using the guidelines established by the National Cooperative Soil Survey and as defined by the Connecticut General Statutes, I delineated the wetlands using blue flagging numbered 1-4, 5-9, 10-11, 12-14 respectively.

Mark Reynolds indicated to me that his survey crew would be out there later that day to locate the additional wetland flags and locate the temporary structure

I also investigated and tested an area of concern that was a small, excavated area closer to the entrance to the overall site. There were subsoil physical characteristics that would indicate the presence of an inland wetland soil. The upland soils in this entire area are classified as a well-drained Canton and Charlton fine sandy loam.

Another concern was whether the down-slope excavation has negatively affected the wetland hydrology in the excavation area to the west.

The answer is no, there was and is not any impact on the wetland hydrology in the excavation area. Those very deep deposits of the well drained Canton and Charlton soils have a very high hydraulic drainage capacity, which refers to the maximum volume of flow that a drainage system can transport. Nowhere in the bottom or side slopes of the excavated area has signs of any water seepage.

Again, I am pleased to report that there are no impacts to the Trading Cove Brook riparian corridor. This system is of high value and provides many wetland functions.

PROPOSED MITIGATION

The small inland wetlands area disturbed and temporarily stabilized with wood chips, shall be permanently restored and stabilized.

First, Mr. Phillips has agreed to remove the structure that is being used to store two boats. They will be removed to an area of the property that is upland soils.

The wood chips can remain and additional 4 inches of organic topsoil shall be deposited in this area. The area shall then be seeded with a conservation wet-mix that contains native species and promotes and attracts pollinator species. This area will not be mowed.

In addition, along the top of slope to the south of the delineated wetlands 12 native shrub species, such as winterberry, highbush blueberry, silky dogwood, swamp azalea, and sweet pepper bush will be planted to enhance the vegetative diversity of the area. This will provide food and shelter to existing wildlife in the area.

If this work is approved, it can be completed by the end of June. The shrubs and the wet-mix can be watered regularly during this time. I would caution the Commission that performing this work after the end of June, should be delayed to the beginning of September because of the warm temperatures that are not conducive for planting and establishing ground cover.

Once the plantings have been completed, the planting will be inspected by me every two months until the end of fall 2025. Subsequently, they will be inspected in the spring for 3 consecutive years to ensure their survivability.

Again, Mr. Phillips has not done any work on the site since the issuance of your order. However, some work needs to be completed as soon as possible.

Based on my professional opinion as a Certified Soil Scientist and years of experience as a City Planner, I feel that this approach will negate the need to move forward with additional enforcement actions and will maintain and improve the existing high quality functions of Trading Cove Brook and the environmental quality of the land.

Very truly yours,

James Sipperly

Certified Soil Scientist, Society of Soil Scientists of Southern New England
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists

EROSION & SEDIMENT CONTROL NOTES:

ALL EROSION & SEDIMENT CONTROL MEASURES TO BE CONSTRUCTED AS DETAILED AND SPECIFIED IN THE CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL JANUARY 2023 AS AMENDED.

ALL EROSION & SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION, PROPERLY MAINTAINED DURING CONSTRUCTION AND REMAIN IN PLACE UNTIL ALL DISTURBED AREAS HAVE BEEN PROPERLY STABILIZED. AFTER INSTALLATION OF THE INITIALLY PRESCRIBED MEASURES, ADDITIONAL MEASURES MAY BE REQUIRED TO ADDRESS FIELD CONDITIONS AS ORDERED BY THE TOWN OF MONTVILLE OR ITS DESIGNATED AGENT(S).

THE SMALLEST PRACTICAL AREA OF LAND SHOULD BE EXPOSED. THE EXPOSURE SHOULD BE THE SHORTEST PERIOD OF TIME. WHEN NECESSARY TEMPORARY VEGETATION AND OR MULCHING SHOULD BE USED TO PROTECT EXPOSED AREAS. FINAL VEGETATION SHOULD BE INSTALLED AS SOON AS POSSIBLE. WHEREVER FEASIBLE NATURAL VEGETATION SHOULD BE RETAINED AND PROTECTED.

THE STOCKPILING OF BUILDING MATERIALS SHALL BE WITHIN THE AREA OF DISTURBANCE.

SEEDBED PREPARATION: FINE GRADE AND RAKE SOIL TO REMOVE ANY STONES LARGER THAN 2 INCHES. INSTALL ANY NEEDED EROSION CONTROL DEVICES SUCH AS SURFACE WATER DIVERSIONS. APPLY LIMESTONE AT A RATE OF TWO TONS PER ACRE OR 90 POUNDS PER 1000 SQUARE FEET. FERTILIZE WITH 10-10-10 AT A RATE OF 11 POUNDS

SEED APPLICATION: APPLY SHADE TOLERANT GRASS MIXTURE BY HAND, CYCLONE SEEDER OR HYDROSEEDER. SEEDING SHALL BE DONE BETWEEN APRIL 1 AND JUNE 1 OR BETWEEN AUGUST 15 AND SEPTEMBER 1. IF SEEDING CANNOT BE DONE DURING THESE TIMES, REPEAT MULCHING PROCEDURE UNTIL SEED CAN BE DONE.

ESTABLISH PERMANENT VEGETATION USING A SEED MIXTURE OF:
KENTUCKY BLUEGRASS 20 LBS/ACRE
CREEPING RED FESCUE 20 LBS/ACRE
PERENNIAL RYE GRASS 5 LBS/ACRE
TOTAL 45 LBS/ACRE
THE RECOMMENDED DATES FOR SEEDING ARE APRIL 1 THROUGH JUNE 1 AND AUGUST 15 THROUGH SEPTEMBER 1.

MULCHING: IMMEDIATELY FOLLOWING SEEDING, MULCH THE SEEDING SURFACE WITH STRAW OR HAY AT A RATE OF 1.5 TO 2 TONS PER ACRE. MULCH SHALL BE SPREAD BY HAND OR WITH A MULCH BLOWER. PUNCH MULCH INTO SOIL SURFACE APPROXIMATELY TWO TO THREE INCHES.

THE TOWN OF MONTVILLE RESERVES THE RIGHT TO REVISE THE EROSION CONTROL PLAN AS CONDITIONS WARRANT. ADDITIONAL EROSION AND CONTROL MEASURES MAY BE REQUIRED AT THE DIRECTION OF THE TOWN OF MONTVILLE ZEO.

EROSION AND SEDIMENTATION CONTROL MEASURES WILL NEED TO BE INSPECTED AT LEAST ONCE A WEEK, AND WITHIN 24 HOURS OF THE END OF A STORM EVENT WITH A RAINFALL AMOUNT OF 0.5" OR GREATER.

NOTES & DETAILS

- PREPARED FOR -
JEFFREY PHILLIPS

ASSESSORS NO. 61-002, NOBLE HILL ROAD

CONNECTICUT

25-102

FILE NO.:

JOB NO.:

3 OF 3

SCALE:

AS NOTED

SHEET NO.:

3 OF 3

BY:

JAR

DATE:

MAY 12, 2025

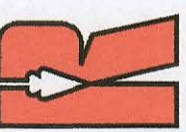
www.shbeck.com

Email: helstromsurveying@yahoo.com

ROB HELSTROM
LAND SURVEYING LLC
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HEBRON, CONNECTICUT
(860)-228-9863

Mailing Address:
P.O. BOX 378
HEBRON, CT 06248

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JAMES SIPPERLY
CERTIFIED SOIL SCIENTIST
CONNECTICUT WETLAND SCIENTIST
401 SALEM TURNPIKE BOZRAH, CT 06334
860-334-7073
james.sipperly.js@gmail.com

Douglas K. Brush, Chairman
Town of Montville Inland Wetlands Commission
310 Norwich-New London Road
Uncasville, CT 06382
May 13, 2025

RE: INLAND WETLAND SOILS AND WATERCOURSES INVESTIGATION AND
DELINEATION, NOBLE HILL (PARCEL ID:061-002-000), OWNER JEFFREY
PHILLIPS & JENNIFER MICHAELS

Dear Mr. Brush:

My name is James Sipperly and I am a Certified Soil Scientist and member of the Society of Soil Scientists of Southern New England, a Connecticut Wetland Scientist and a member of the Connecticut Association of Wetland Scientists.

I also feel compelled to you that I am the Environmental Planner for the City of Middletown and staff the Inland Wetlands and Watercourses Agency, the Wetland Agent for the Town of Portland and staff their Wetland Commission and I am a member of the Wetland Commission in my home town of Bozrah.

On March 19, 2025 I visited the site referenced above to delineate any inland wetland soils and/or watercourse that may exist on the site relative to a stop work order issued on February 24, 2025. Mr. Phillips has complied with your order and has not conducted any work on the site.

I sampled the soil throughout the area of concern using a soil auger to a depth of two to three feet. Based on my field observations and using the guidelines established by the National Cooperative Soil Survey and as defined by the Connecticut General Statutes, I delineated the wetlands using 10 blue pole flagging. My flags are not numbered here.

On April 5, 2025 the Inland Wetlands Commission conducted a field site visitation to the site referenced above. I attended the site walk and the attendees viewed my delineation and viewed the portions of the site that were the areas of concern.

Inadvertently, Mr. Phillips graded and area that contains inland wetland soils. These soils are classified as a poorly drained Raypol silt loam. He also installed a temporary shelter that is used to store two small boats. The area is presently mulched with woodchips and is stable. Mr. Russo directed Mr. Phillips to install the mulch previously.

The upland areas are classified as a well-drained Canton and Charlton fine sandy loam.

Up until recently, Mr. Phillips has been removing this sand and gravel from a borrow pit established adjacent to this area.

During the April 5, 2025 site visit, other areas of the site were observed. It was requested that an additional area should be investigated. An area near an existing tree deer stand and a portion of the floodplain along Trading Cove Brook.

The area around the tree stand did not contain wetland soils. There was some evidence of surface run-off from a severe storm event, but it does not meet the criteria for an intermittent watercourse. The area along the Trading Cove Brook floodplain was delineated using blue flagging numbered 1-5.

The wetland flags are shown on a site plan entitled:

"Topographic Survey W/ Wetlands, South Woods Subdivision-section A, prepared for Jeffrey Phillips, assessor's NO: 61-002, Noble Hill Road, Montville CT, scale 1"=20', dated May 12, 2025, prepared by Rob Helstrom Land Surveying"

Along the access road a 15"HDPE culvert pipe was installed sometime in the past to access the rear land for a timber harvest. The pipe is functioning well. No erosion has occurred.

I am pleased to report that there are no impacts to the Trading Cove Brook riparian corridor. This system is of high value and provides many wetland functions.

Wetland systems provide numerous biological, physical, hydrological and social functions including: wildlife habitat, finfish habitat, flood control, groundwater infiltration and exfiltration, nutrient retention and sediment trapping, dissipation of erosive forces, water quality renovation, recreation, visual and esthetic quality, ecological integrity, forestry potential and educational opportunities. Not all wetlands possess all functions, nor do they possess those functions in the same degree. In order to assess the potential impacts associated with development within regulated areas, the functions performed by the wetland must be determined and to some extent the relative value of the wetlands ability to perform that function must be assessed. Numerous scientifically based procedures exist for wetland functional assessment.

The basis for this evaluation is a combination of those methods and best professional judgment that I used from excerpts from the "Method for the Evaluation of Inland Wetlands in Connecticut".

The large wetland corridor associated with Trading Cove Brook that flows in a easterly direction is of high quality and performs numerous functions including, finfish habitat, wildlife habitat, flood control, amphibian habitat, groundwater infiltration, nutrient retention, sediment trapping, dissipation of erosive forces, water quality renovation, and water-based recreation. The value of this wetland system along Trading Cove Brook to provide those functions is high due to the varied hydrology, diverse vegetational communities, wildlife, finfish and soils. Trading Cove Brook is also an important trout management area, and is stocked and managed by the CT DEEP.

PROPOSED MITIGATION

The small inland wetlands area disturbed and temporarily stabilized with wood chips, shall be permanently restored and stabilize.

First, Mr. Phillips has agreed to remove the structure that is being used to store two boats. They will be removed to an area of the property that is upland soils.

The wood chips can remain and additional 4 inches of organic topsoil shall be deposited in this area. The area shall then be seeded with a conservation wetmix that contains native species and promotes and attracts pollinator species. This area will not be mowed.

In addition along the top of slope to the south of the delineated wetlands, 12 native shrub species, such as winterberry, highbush blueberry, silky dogwood, swamp azalea, and sweet pepper bush will be planted to enhance the vegetative diversity of the area. This will provide food and shelter to existing wildlife in the area.

At the outlet of the 15"HDPE pipe, there is a small scour hole that was created by a previous severe storm event. Small diameter rip rap should be added to form a small plunge pool for protection in the future.

The existing gravel borrow area shown on the above referenced plans will be regraded and restored as well. Mark Reynolds, P.E. will create a cross section showing proposed grades. The intent is to eliminate the steep slopes and gently grade them to an appropriate slope. The area will then be topsoiled and grass will be planted. A local farmer is interested in farming this area. Also, Mr. Phillips plans to install bee hives and establish an apinary bee yard.

This is the best time of year to conduct the mitigation measures. I will oversee the establishment of the plantings and monitor them for three growing seasons to ensure their viability for survival.

Again, Mr. Phillips has not done any work on the site since the issuance of your order. However, some work needs to be completed as soon as possible.

Based on my professional opinion as a Certified Soil Scientist and years of experience as a City Planner, I feel that this approach will negate the need to move forward with additional enforcement actions and will maintain and improve the existing high quality functions of Trading Cove Brook and the environmental quality of the land.

Very truly yours,

James Sipperly

Certified Soil Scientist, Society of Soil Scientists of Southern New England
Connecticut Wetland Scientist, Connecticut Association of Wetland Scientists

NEW ENGLAND WETLAND PLANTS, INC

14 Pearl Lane South Hadley, MA 01075

PHONE: 413-548-8000 FAX 413-549-4000

EMAIL: INFO@NEWP.COM WEB ADDRESS: WWW.NEWP.COM

New England Erosion Control/Restoration Mix For Detention Basins and Moist Sites

Botanical Name	Common Name	Indicator
<i>Elymus riparius</i>	Riverbank Wild Rye	FACW
<i>Schizachyrium scoparium</i>	Little Bluestem	FACU
<i>Festuca rubra</i>	Red Fescue	FACU
<i>Andropogon gerardii</i>	Big Bluestem	FAC
<i>Panicum virgatum</i>	Switch Grass	FAC
<i>Vernonia noveboracensis</i>	New York Ironweed	FACW+
<i>Agrostis perennans</i>	Upland Bentgrass	FACU
<i>Bidens frondosa</i>	Beggar Ticks	FACW
<i>Eupatorium maculatum (Eutrochium maculatum)</i>	Spotted Joe Pye Weed	OBL
<i>Eupatorium perfoliatum</i>	Boneset	FACW
<i>Aster novae-angliae (Symphytrichum novae-angliae)</i>	New England Aster	FACW-
<i>Scirpus cyperinus</i>	Wool Grass	FACW
<i>Juncus effusus</i>	Soft Rush	FACW+

APPLY: 35 LBS/ACRE :1250 sq ft/lb

The New England Erosion Control/Restoration Mix for Detention Basins and Moist Sites contains a selection of native grasses and wildflowers designed to colonize generally moist, recently disturbed sites where quick growth of vegetation is desired to stabilize the soil surface. It is an appropriate seed mix for ecologically sensitive restorations that require stabilization as well as long-term establishment of native vegetation. This mix is particularly appropriate for detention basins that do not hold standing water. Many of the plants in this mix can tolerate infrequent inundation, but not constant flooding. The mix may be applied by hand, by mechanical spreader, or by hydro-seeder. After sowing, lightly rake, roll or cultipack to insure good seed-to-soil contact. Best results are obtained with a Spring or late Summer seeding. Late Fall and Winter dormant seeding requires an increase in the application rate. A light mulching of clean, weed-free straw is recommended.

New England Wetland Plants, Inc. may modify seed mixes at any time depending upon seed availability. The design criteria and ecological function of the mix will remain unchanged. Price is \$/bulk pound, FOB warehouse, Plus SH and applicable taxes.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

THE DRAWING AND MAPS ARE THE PROPERTY OF THE SURVEYOR AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE SURVEYOR.

DATE: 5/12/25

SCALE: AS NOTED

DATE: MAY 12, 2025

REVISIONS

NO. DATE DESCRIPTION

UPDATES

6/25/25

NO.

DATE

DESCRIPTION

REV. 1