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August 14, 2025

Ms. Stacy Radford  
 Zoning & Wetland Officer  
 Department of Land Use & Development  
 Town of Montville  
 310 Norwich-New London Turnpike  
 Uncasville, CT 06382

**Re: 47 SHARP HILL ROAD SUBDIVISION  
 UNCASVILLE**

Dear Ms. Radford and Commission Members:

On behalf of the Applicant I have received and reviewed the CLA comments dated August 5<sup>th</sup>, 2025, on the above referenced Subdivision proposal.

**Question**

The second page of the soil scientist report should clarify that the first flag series is 1 through 9.

**Response**

Yes, the first flag series is marked 1 through 9 in the field. The wetland report dated 9/12/24 had a typo and incorrectly listed the wetland numbering.

**Question**

Indicate the surrounding land use.

**Response**

Uphill of the site the Project abuts the Carol Road single-family residential subdivision, downhill to the east; are a series of commercial properties including; Dunn's Tree Removal and a Self-Storage facility. The proposed 8.63-aces of dedicated open-space will add to the sizeable uninterrupted forest block that extends to the north of the site.

**Question**

Indicate if there are any Natural Diversity Database concerns.

**Response:**

The CTDEEP NDDDB preliminary assessment on-line portal was completed to determine if any State-listed rare threatened or endangered species or protected natural communities were recorded or known to exist on-site (See attached). The assessment provided a response that there are no known records for CTDEEP listed species. Furthermore, no unique habitats or vernal pools were identified on-or adjacent to the site.

**Question**

Please name the waterbody of water runoff the site eventually flows to.

**Response**

The site is located within the Oxoboxo Brook subregional drainage basin. The site drains east towards Rockland Pond and Oxoboxo Brook which continues easterly, ultimately discharging to the tidal Horton Cove on the Thames River.

**Question**

Discuss potential for impacts.

**Response.**

There are no direct wetland disturbances with the proposed subdivision. Because the project will be sewerred, discharge of soluble nitrates into the groundwater will not be an issue. Activities within the upland review area are limited to grading for the stormwater system. The wetlands at this location are also protected by the physical barrier provided by the relic stone dump uphill of the wetland from which the wetland hillside spring discharges groundwater from.

The proposed site plan includes an erosion and sedimentation control plan designed following the 2024 Connecticut Guidelines for Soil Erosion and Sediment Control. The proposed activities will not negatively or adversely impact the functionality of the onsite wetlands. The project engineer has certified for the record that the proposed stormwater management system as shown on the referenced plans is appropriate for the proposed development on the subject site, is consistent with Town and State requirements, and should not pose any detrimental impacts to the surrounding environment.

In my professional opinion the proposed regulated activities:

1. Should not result in an adverse impact to the overall wetland function and values;
2. Are consistent with and satisfy the statutory factors for consideration provided by Section 22a-41 of the Connecticut General Statutes; and
3. Are consistent with and satisfy the criteria for consideration provided by the Town of Montville's Inland Wetlands and Watercourses Regulations.

If you have any questions or comments, please do not hesitate to contact me at [itcole@gmail.com](mailto:itcole@gmail.com) or (860) 514-5642.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ian T. Cole".

Ian T. Cole  
Professional Registered Soil Scientist  
Professional Wetland Scientist #2006

Generated by eNDDDB on:  
8/13/2025

(Unknown Name)  
Towns: Montville  
Preliminary Site Assessment: 1714874045

Subject: 47 SHARP HILL RD

Current data maintained by the Natural Diversity Database (NDDDB) and housed in the DEEP ezFile portal, indicates that no populations of State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306), and no Critical Habitats have been documented within or in close proximity to the area delineated.

Please be advised that this is a preliminary assessment and not a Natural Diversity Database determination. The purpose of this information is to provide a general planning tool which identifies those species that have been reported and may occur on or near the mapped area. A more detailed application and review will be necessary to move forward with any environmental authorization, permit, license, or registration applications submitted to DEEP. If such review is required, please return to the DEEP's ezFile Portal and select [Natural Diversity Database Review](#) to begin the review process.

This Preliminary Site Assessment does not preclude the possibility that species not previously reported to the Natural Diversity Database may be encountered on the site. You are encouraged to report incidental observations to the Natural Diversity Database using the [appropriate survey form](#) and follow the instructions for submittal. We recommend field surveys be conducted in order to evaluate potential habitat and species presence. Field surveys should be performed by a qualified biologist with the appropriate scientific collecting permits at a time when these target species are identifiable. A report summarizing the results of such surveys should include:

1. Survey date(s) and duration
2. Site descriptions and photographs
3. List of component vascular plant and animal species within the survey area (including scientific binomials)
4. Data regarding population numbers and/or area occupied by State-listed species
5. Detailed maps of the area surveyed including the survey route and locations of State listed species
6. Statement/résumé indicating the biologist's qualifications

The site surveys report should be sent to the CT DEEP-NDDDB Program ([deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)) for further review by program biologists.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units

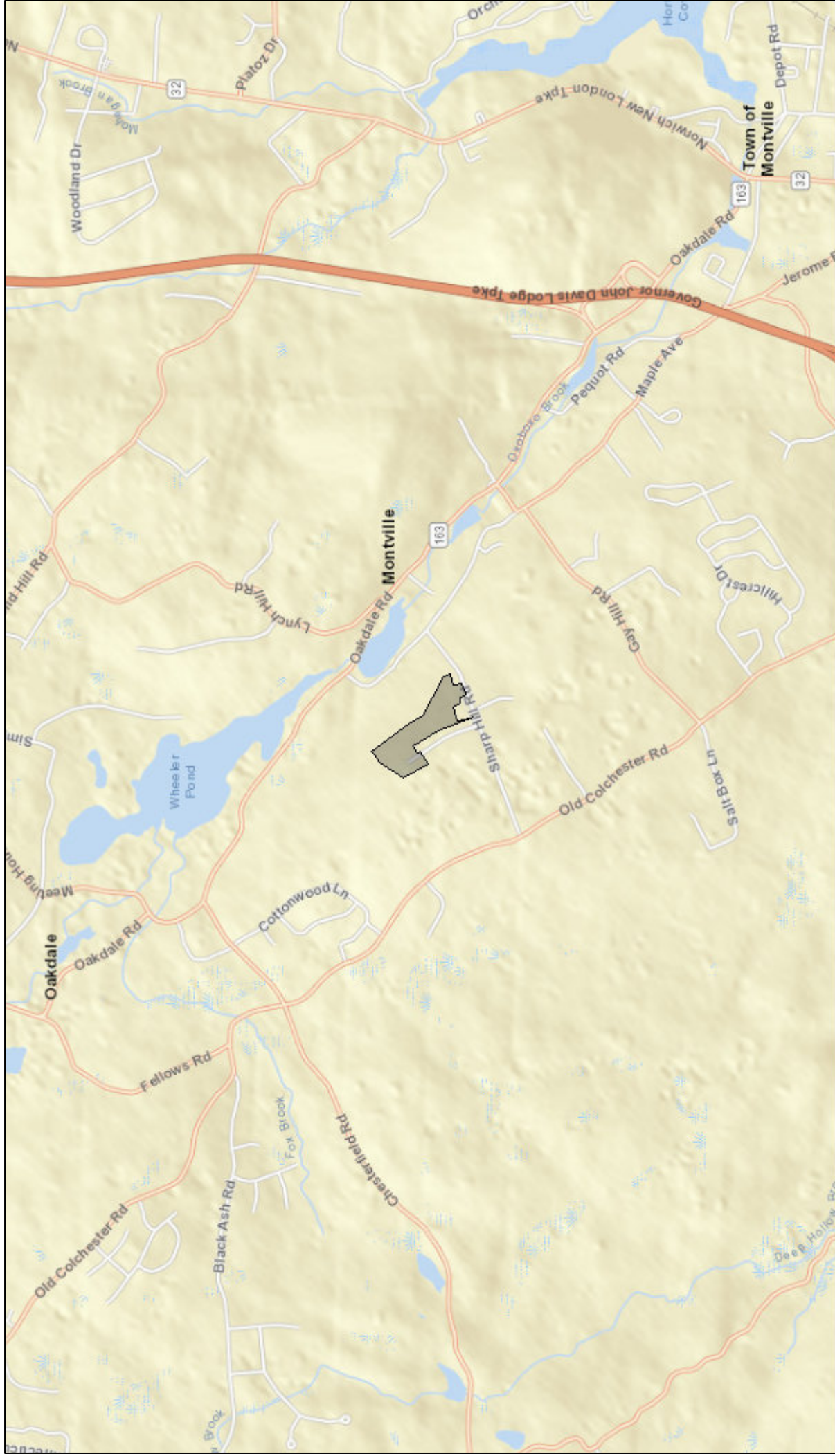
of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated from our existing records and carries no signature. If however, any clarification/error is noted, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources  
Wildlife Division  
Natural Diversity Database  
79 Elm Street  
Hartford, CT 06106-5127  
(860) 424-3011  
[deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)

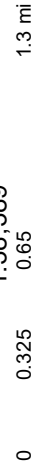
Please include a snapshot of the map, your last name, and the subject area town when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

# 47 SHARP HILL RD Map



August 13, 2025

1:38,389



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community