

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 16
REGULAR MEETING – THURSDAY, AUGUST 21, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Ebadath Chowdhoury
Address: Glen Road, (055-051-00A), Uncasville
Date of Receipt: July 16, 2025
Date Received by IWC: July 17, 2025 (DRD – September 20, 2025)

Applicant Request: Regulated activities within the wetlands and upland review area in conjunction with the construction of a single family residence.

Activity Description:

Wetland Disturbance Area	4200 sq ft (per Applicant)
Watercourse/Waterbody Disturbance Area	0 LF (per Applicant)
Upland Review Disturbance Area	6500 sq ft (per Applicant)

STAFF COMMENTS:

- This Application is for regulated activities within the wetlands and upland review area in conjunction with the proposed construction of a single family residence, located in the R-20 Zoning District.
- The property is located on 11.5 acres and is currently undeveloped.
- The Applicant proposes to construct a 5-bedroom single family residence with a sunroom, 2 porches and an attached garage; along with the installation of a 1500 gallon concrete septic tank with 2-D boxes and leach fields, a well; and the construction of a retaining wall, a walkway and a driveway. There will also be a few drainage features installed including, a curtain drain constructed of 6” pvc attached to it, a rip-rap inlet with a 12” HDPE pipe which leads to a rip-rap drainage outlet, and a footing drain. All of this work would be conducted outside of the 50’ upland review area.
- The Applicant proposes some development located within the 50’ upland review and which would include the rip-rap outlet for a slope drain and part of the driveway. This would account for 6500 sq ft of disturbance.
- The Applicant also proposes the construction of a driveway which that would cause 4200 sq ft of disturbance within the regulated wetland area. This construction would include the installation of a modified rip-rap inlet on the side of the driveway with a round 12” concrete pipe going under the driveway feeding to a rip-rap outlet. This would help to redirect stormwater away from the driveway.
- The Applicant proposes the use of an excavator for grading and for the installation of the driveway and septic system. Large trucks and a drill rig will also be needed to transport fill and to install the well. All soil removed during the grading process will be stockpiled onsite, outside of the 50’ upland review area.
- The wetlands were delineated by Robert Russo, Certified Soil Scientist in January of 2025 and are shown on the Plan submitted with this Application and entitled: “Site Plan prepared for Ebadath Chowdhoury Glen Road, Montville, CT 06382, dated May 30, 2025 revised August 14, 2025.”

- This Application was referred to Ian Cole, Certified Soil Scientist on behalf of the Town for review on July 16, 2025 and comments were received on August 14, 2025, a copy of which are attached hereto. The comments stated in part that a double row of E&S control measures be installed around the 50' upland review area. The Applicant has revised the Plans to reflect this recommendation. Mr. Cole also mentioned that the wetland flags have degraded and he suggests the wetland boundary be re-flagged to be certain it is visible to contractors and inspectors during the construction process. These comments were forwarded to the Applicant for response.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on July 16, 2025 and comments were received on August 14, 2025, a copy of which are attached hereto.

STAFF RECOMMENDATION:

Staff recommends the IWC receive and review Application 25 IWC 16, set a date for a site walk (if desired) and continue it to the next regularly scheduled meeting on September 18, 2025 or approve this Application with the condition set forth by the Town Soil Scientist.

CONSIDERATIONS FOR ACTION:

If the Commission would like to schedule a site walk, a Motion is set forth below:

MOTION “A” (to set a site walk and continue to the next meeting)

I make a Motion to set a Site Walk for Application #25 IWC 16 – Glen Road (Parcel ID: 055-051-00A), Uncasville, CT – Owner/Applicant: Ebadath Chowdhoury for regulated activities within the wetlands and upland review areas associated with the construction of a single family residence, on _____ at _____ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on September 18, 2025.

If the Commission does **NOT** want to schedule a site walk, a Motion to Continue is set forth below:

MOTION “B” (to continue to the next meeting)

I make a Motion to continue Application #25 IWC 16 – Glen Road (Parcel ID: 055-051-00A), Uncasville, CT – Owner/Applicant: Ebadath Chowdhoury for regulated activities within the wetlands and upland review areas associated with the construction of a single family residence until the next regularly scheduled meeting of September 18, 2025.

If the Commission is inclined to approve the request of the Applicant for a Permit for proposed activity, the following language for a motion of approval is suggested:

MOTION “C” (to Approve)

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 25 IWC 16 – Glen Road (Parcel ID: 055-051-00A), Uncasville, CT – Owner/Applicant: Ebadath Chowdhury for regulated activities within the wetlands and upland review areas associated with the construction of a single family residence, per the application and associated documents dated July 15, 2025 and Plan titled: “Site Plan prepared for Ebadath Chowdhury dated May 30, 2025 revised August 14, 2025”; with the following conditions:

1. All wetland boundaries be re-flagged before construction for visibility to contractors and inspectors during the construction phase.

Standard reasons for approval and standard conditions of approval apply.

If the Commission chooses to deny said Application, reasons for denial must be stated.



Ian Cole, LLC

Professional Registered Soil Scientist / Professional Wetland Scientist

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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: SITE PLAN APPLICATION REVIEW FOR:
APPLICATION 25 IWC16
DEVELOPMENT OF SINGLE-FAMILY RESIDENCE
GLEN ROAD (055-051-00A) UNCASVILLE**

Dear Ms. Radford and Commission Members:

On behalf of the Town of Montville, I have received and reviewed the subject application materials and visited the site on July 24, 2025, for the above referenced project.

After completing a site walk and review of the application materials, I am in agreement with CLA that there is no less impactful way to enter the property. I would also add that the upper edge of the wetlands that are slated to be impacted are along the wetland transition and not as highly functioning in comparison to the interior / downgradient portion of the wetland and where Stony Brook flows which are the more sensitive and beneficial part of the wetland system.

CLA recently provided updated information that the flood storage compensation area is no longer needed as the site is not located in a FEMA regulated zone that requires compensation for filling a floodplain. Before this new important update the main concern with this site was the necessity to clear a well-functioning self-sustaining mature forest for flood storage compensation. Because of this required disturbance initially it was going to be recommended that the applicant consider a wetland mitigation plan within that compensation area to help offset the physical loss of the 4200 SF of wetlands with the entrance to the property. But with that regulatory requirement absent, there is little

ecological benefit in disturbing more vegetated land within the 50' upland review area that is in good condition in the pursuit of mitigation for an unavoidable wetland impact. I would suggest that if mitigation is required it could instead of physical replacement other alternatives could be included like a conservation easement around the existing wetlands and/or the remainder of the 50' URA to protect the wetlands in perpetuity, and/or signage along said easement boundary to protect against potential future encroachments.

Additional comments for consideration:

1. Acknowledging that most activities are outside the 50' URA where activities are within 50' of a wetland resource, a double row of E&S control measures should be installed where appropriate.
2. I have reviewed the wetland boundary and agree with Mr. Russo's delineation. The wetland flagging was somewhat degraded and should be re-flagged before construction, so the wetland boundary is visible and obvious to civil contractors and inspectors during the construction phase.

In closing, while the proposed activity is significant in the fact it will be crossing a wetland and will result in the permanent filling, it likely will not have a major effect or negative impact due to the nature of the subject wetland at the crossing location.

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 or (860) 514-5642.

Sincerely,



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