

**TOWN OF MONTVILLE WETLAND COMMISSION
WETLAND APPLICATION NARRATIVE**

**PROPERTY OF CHAD AND JENNIFER OBREY
400 GAY HILL ROAD, MONTVILLE, CONNECTICUT
MAP 16, LOT 23**

Project Description/Narrative

The existing lot is currently a developed residential lot containing 2.18 acres of area with approximately 330 feet of road frontage along Gay Hill Road in Montville, Connecticut. The lot has an existing 3-bedroom single family dwelling, paved driveway and a retaining wall located on the northeasterly side of the house. The footprint of the existing house is approximately 1,300 s.f. with the existing garage measuring approximately 540 s.f. The northeasterly and southerly portion of the property is wooded with a wetland and stream located at the northeasterly portion of the Subject Property. The wetland is delineated as WF-1 through WF-12. The stream and wetlands continue off site to the southwest. The wetland was flagged by Ian Cole. Refer to the attached wetland report.

The surrounding area consists of developed residential lots serviced by private wells and onsite septic systems for wastewater disposal.

The lot slopes in a northwesterly to southwesterly direction. A drainage culvert exists under Gay Hill Road to convey a stream between the northerly and southerly side of Gay Hill Road. This stream directly connects to the delineated wetland area on the Subject Property.

Per the *Natural Resources Conservation Service (NRCS) Web Soil Survey (2025)*, the upland soils within the Subject Property consist of Woodbridge fine sandy loam and Paxton and Montauk fine sandy loam. The wetland soils within the Subject Property consist of Ridgebury, Leicester and Whitman fine sandy loams.

The Subject Property is not located within any floodplain.

The proposed improvements consist of demolishing the existing dwelling and garage and constructing two houses on two separate lots. This lot meets the requirements for a free-split.

Lot 1 is located at the southwesterly portion of the property and will consist of a 3-bedroom, single family house, driveway, well and an onsite sewage disposal system. The leach field is located outside of the 50-foot buffer with minimal grading extending into the buffer. The proposed house was located as far west as possible to avoid disturbance within the wetland buffer. The leach field was

designed off of the southeasterly corner of the proposed house in order to meet setbacks to the footing drain and the well.

Lot 2 is located at the northerly portion of the property and will require demolishing the existing garage and house. The proposed improvements consist of constructing a 3-bedroom, single family house, driveway, well and an onsite sewage disposal system. The leach field is located off of the southwesterly end of the proposed house in order to maximize the distance to the wetland area and maintain the required Health Code setbacks for the footing drains and well. The development of Lot 2 will require minimal grading within the wetland buffer.

The proposed fill around the house will consist of material generated during the excavation of the houses.

2. Mitigation Measures

Best management practices will be implemented during the development/construction phase of the lots in order to control soil erosion. Siltfence and/or straw wattles are proposed along the limits of disturbance to prevent sediment from entering the wetland and control on-site erosion. All erosion controls shall remain in place until vegetation has been established on the lot. The Contractor will be responsible for inspecting, maintaining, and repairing erosion controls during construction.

The septic systems provide 18-inches of separation between the leachfield bottom and the seasonal high groundwater table. The septic design meets the current regulations of the Connecticut Public Health Code. The proposed system will be installed by licensed professionals. As a result there should be little or no effect from the proposed system on the public health.

No work is being proposed within the wetland or stream. Minimal grading (675 s.f. for Lot 1 and 1,815 s.f. for Lot 2) is occurring within the 50 foot buffer zone.