

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 16
REGULAR MEETING – THURSDAY, SEPTEMBER 18, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Ebadath Chowdhury
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 IN REVIEW:

- 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 Chowdhury 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. The Applicant revised the Plan pursuant to the above comments and the Town Soil Scientist sent an email on August 21, 2025 indicating that he had “no further comments”.

NEW STAFF COMMENTS:

- A site walk was conducted on Wednesday, September 17, 2025 at 5:30 p.m. Chairman Brush and Commissioner LeClair were in attendance on behalf of the IWC and Kyle Lynch, Soil Scientist of CLA Engineers, Inc.; on behalf of the Applicant was also in attendance.

CONSIDERATIONS FOR ACTION:

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:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 25 IWC 16 – 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 submitted on July 16, 2025 and plan titled, “Glen Road, Montville, CT 06382 Site Plan Prepared for Ebadath Chowdhury, dated 5/30/2025, revised 8/14/2025”; 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.