

CLA Engineers, Inc.

Civil • Structural • Survey

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July 7, 2025

Stacy Radford
WEO
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: sradford@montville-ct.org

RE: 400 Gay Hill Rd
CLA-7873Q

Dear Stacy,

CLA Engineers, Inc. (CLA) has received the application documents for the residential development of 400 Gay Hill Rd, also available on the Town Form Repository:

1. An application form signed by Chad Obrey dated 9/9/25
2. A two-page narrative submitted with the application (undated)
3. A wetlands report dated March 15, 2025, prepared by Ian Cole
4. An Existing Conditions plan prepared by Boundaries LLC dated August 2025
5. A site plan dated August 20, 2025, prepared by Tony Nenna PE and Boundaries LLC

CLA has performed a review of the documents and offer the following notes and comments:

Notes:

1. No direct wetland impacts are proposed.
2. The site is already developed for one residence; it will be torn down and two residences are now proposed.
3. Activities are proposed within the 50-foot upland review zone and consist of grading and erosion and sedimentation control.
4. CLA has not received notice from the health district that the septic designs have been approved. The proposed septic systems are outside of the 50-foot upland review zone
5. CLA has reviewed the E&S and believes that it is consistent with 2024 CT Manual.
6. CLA has reviewed the wetland delineation and agrees with the boundary.
7. CLA has reviewed the wetland letter and believes that it correctly represents the on-site conditions.
8. CLA has consulted CTDEEP NDDB maps, and no protected species are known to present on the site.

Comments:

1. On walking the site CLA observed significant bulky waste (a junk car, metal, wood etc) in and around the wetland. If the owner plans to remove and dispose of this waste, the plans and the permit application should be requested and account for that activity. This may include addition E&S BMPs.
2. The clearing limit of vegetation in the 50-foot upland review zone should be staked by a licensed land surveyor and the prior to clearing, town staff should be consulted to make a field determination as to which trees are to be cut and which are to remain, and the trees should be field flagged appropriately.

Thank you for the opportunity to provide this review. Please feel free to call me at our office or email brussot@claengineers.com with any questions.

Very truly yours,
CLA Engineers, Inc.

Robert C Russo
Robert Russo CSS