

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 7
REGULAR MEETING – THURSDAY, DECEMBER 18, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Jill Moonheron
Property Owner: Jill Moonheron
Address: 339 Chesterfield Road (Parcel ID: 021-001-00A), Oakdale, CT
Submitted: June 21, 2024
Date Received by IWC: July 18, 2024 (DRD - September 21, 2024)

Previously permitted activities: A permit to conduct regulated activities in upland review area and in the wetlands in conjunction with the proposed demolition of an existing house and shed, including proper abandonment of an existing well & septic system; the construction of a water crossing; and the construction of a new single-family residence, including a new well & septic system; in accordance with Plan entitled: “Site Development Plan - 339 Chesterfield Road, Oakdale, CT dated 6/20/2024 REV 8/29/2024.”

Activity Description:

Wetland Disturbance Area	792 SF
Watercourse/Waterbody Disturbance Area	12 LF
Upland Review Disturbance Area	3787 SF

STAFF COMMENTS:

- An Inland Wetland Permit was approved by this Commission on September 19, 2024; a copy of the Permit and approved Plan is attached hereto.
- On December 5, 2025 I conducted a site inspection and noted that the wetland crossing did not appear to have been installed correctly, a copy of the Inspection Report is attached hereto. I immediately forwarded a copy of this Inspection Report to the Town Soil Scientist, Robert “Bob” Russo who responded in part, “this should be double checked.”
- On December 9, 2025 I notified the Applicant that there was an issue on site and I required an updated Site Plan showing the actual house that was being built as opposed to the conceptual one that was on the approved IWC Plan. She had the Engineer reach out to me and I explained the situation to him. The Engineer then forwarded an email to the Applicant and copied me on it whereas he stated as follows: “I do want to note that I will not be placing the walls over the culvert crossing on the site plan, as those were not approved by the wetlands commission.”
- On December 11, 2025 myself, Assistant Planner Meredith Badalucca, Town Soil Scientist Robert “Bob” Russo met on site for an inspection. The builder, Vic Caprio from Caprio Homes and Mike Millano of MJM Builders were present on behalf of the Applicant. A copy of the inspection report is attached hereto.

- On December 12, 2025 Vic Caprio from Caprio Homes inquired on behalf of the Applicant if it would be possible to remove the stone wall over the wetland crossing on one side and install a guardrail on the other. He indicated that the Applicant wanted something on both sides of the crossing for safety purposes.
- On December 16, 2025 the Town Soil Scientist, Robert “Bob” Russo, provided a comment letter with a marked up “As-Built” based on the December 11, 2025 inspection, copies of which are attached hereto. In the letter, Mr. Russo explained the issues noted on site during the December 11, 2025 inspection and then he provided his recommendations for correction.
- Please note that although the width of the driveway does not fall within the purview of this Commission, it is a requirement of the Montville Zoning Regulations and therefore cannot be reduced. I would ask that the Commission keep this in mind when making any determination concerning the walls along the side of the driveway over the culvert.

CONSIDERATION FOR ACTION:

If the Commission is inclined to follow the advice of the Town Soil Scientist and his recommendations of December 16, 2025, the following language for a Motion is suggested:

I make a Motion for the following activities, in accordance to the recommendations of the Town Soil Scientist’s dated December 18, 2025:

1. The stone walls along Chesterfield Road, have not resulted in wetland impacts, and they are at the outer edge of the URA.
 - The Applicant shall present a Plan for a modification of the September 19, 2024 approval, to include the installation of these walls within the URA.
2. The area disturbed by the demolition of the house was not properly re-seeded with a conservation mixture, per the approved Plan.
 - The Applicant shall have this area, and any other areas designated on the approved Plans, re-seeded in the Spring.
3. The stone walls at the wetland crossing were not shown on the approved Plan.
 - The Applicant shall have the stonewalls removed.
4. There was stone placed in the wetland at the crossing that was not on the approved Plan.
 - The Applicant shall remove the stone placed in the wetlands.
5. The travel way at the wetland crossing was not constructed per the approved Plan. It is not at the proper elevation, and the travel surface is not 15 feet wide as required by zoning code and there is insufficient cover over the culverts.
 - The Applicant shall present a Plan for modification of the September 19, 2024 approval and have the driveway re-built in accordance with zoning codes and at the proper elevation, any alterations may further affect wetlands and require additional permitting.
6. The culvert invert elevations are off by 0.4 to 0.5 feet (too high).

- The Applicant shall have its design Engineer analyze the crossing as constructed and offer an opinion as to whether the culverts should be re-set at the proper elevation.
7. The driveway was not built per the location as shown on the approved Plan and some unpermitted wetland fill has occurred.
 - The Applicant shall provide a Wetland Restoration Plan for consideration by this Commission and ultimately remove the fill.
 8. A wetland area south of the stone diaphragm was filled without permission. The stone diaphragm was supposed to be just along the edge of the wetland with no fill in the wetland.
 - The Applicant shall provide a Wetland Restoration Plan for consideration by this Commission and ultimately remove the fill.

The Applicant shall present a modification to the previously approved Application and a Wetland Restoration Plan to be reviewed and approved by this Commission at its next meeting of January 15, 2026.

Town of Montville
Office of Land Use and Development
310 Norwich-New London Turnpike, Uncasville, CT 06382
Telephone: (860) 848-6779

VIA CERTIFIED MAIL

September 20, 2024

Mr. Ryan Thompson
RCL Thompson, LLC
19 Pepperbush Drive
Clinton, Connecticut 06413

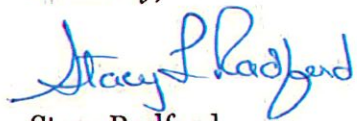
RE: 24 IWC 7 – 339 Chesterfield Road, (Parcel ID: 021-001-00A), Oakdale, CT Owner/Applicant: Jill Moonheron, for regulated activities within the wetlands and URA to demo an existing single-family residence and construct a new single-family residence

Dear Mr. Thompson:

The Montville Inland Wetlands Commission, at its September 19, 2024 Regular Meeting, **APPROVED** the above-referenced application for an Inland Wetlands Permit for regulated activities within the wetlands and URA to demo an existing single-family residence and construct a new single-family residence at 339 Chesterfield Road (021-001-00A), Oakdale, CT as depicted in the application and associated documents received on May 7, 2024. Please note that the Commission also included an additional condition of approval, that placards marking wetlands around the property at the 50' URA be installed.

Attached please find your permit. Please contact me with any questions and to arrange for the filing of a Zoning Permit Application. Thank you.

Sincerely,



Stacy Radford
Zoning & Wetlands Officer

Enclosure
xc. Ms. Jill Moonheron

CERTIFIED MAIL # 7019 1640 0000 4965 4765

TOWN OF MONTVILLE
Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, Connecticut 06382
Phone: (860) 848-6779
Email: sradford@montville-ct.org

INLAND WETLANDS PERMIT: 24 IWC 7
ISSUANCE DATE: September 19, 2024
PROPERTY ADDRESS: 339 Chesterfield Road (Parcel ID: 021-001-00A)
OWNER: Jill Moonheron
APPLICANT: Jill Moonheron

This authorization refers to your application to conduct regulated activities within upland review areas, inland wetlands and/or watercourses in the Town of Montville.

The Inland Wetlands Commission reviewed your application with regard to Sections 22a-41 of the General Statutes and Section 10 and or Section 6 of the Montville Inland Wetlands and Watercourse Regulations.

Based on this review, the Commission finds that the proposed work is in conformance with the above regulations and **APPROVED** the following activities:

Owner/Applicant: Jill Moonheron, for regulated activities within the wetlands and URA to demo an existing single-family residence and construct a new single-family residence at 339 Chesterfield Road (021-001-00A), Oakdale, CT per the Application and associated documents dated May 7, 2024; with the following condition: that placards marking wetlands around the property at the 50' URA be installed.

Standard Conditions of Approval apply as follows:

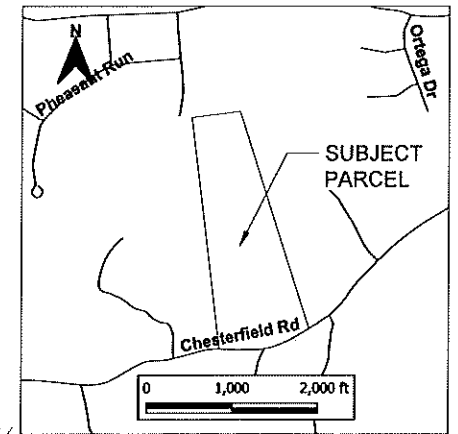
- ❖ Authorized representatives of the Town may enter at reasonable times to conduct on-site inspections or routine maintenance.
- ❖ The permittee shall notify the Inland Wetlands Officer prior to the commencement of work and upon its completion.
- ❖ If the authorized activity is not completed on or before the expiration date, said activity shall cease, and if not previously revoked, extended or renewed this permit shall be null and void. **IT IS THE APPLICANT'S RESPONSIBILITY TO APPLY FOR A RENEWAL AT LEAST 65 DAYS PRIOR TO AFOREMENTIONED EXPIRATION DATE.**
- ❖ All work and regulated activities conducted pursuant to this authorization shall be consistent with the terms and conditions of this permit. Any structures, excavation, fill, obstructions, encroachments, or regulated activities not specifically identified and authorized herein shall constitute a violation of this permit and may result in its modification, suspension, or revocation. Upon initiation of the activities authorized herein the permittee thereby accepts and agrees to comply with the terms and conditions of this permit.

- ❖ This authorization is not transferable unless written consent of the Inland Wetlands Commission is obtained.
- ❖ In evaluating this application, the Commission has relied on information provided by the applicant; if such information subsequently proves to be false, deceptive, incomplete and/or inaccurate, this permit may be revoked.
- ❖ The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control storm water discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance contact the Wetlands Officer in the Land Use & Development Department. The permittee shall immediately inform the department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.
- ❖ No equipment or material including without limitation, fill, construction materials, or debris, shall be deposited, placed or stored within 50' of any wetland or watercourse on or off site unless specifically authorized by this permit.
- ❖ This permit is subject to and does not derogate any present or future property rights or other rights or powers of the Town of Montville, and conveys no property rights in real estate of material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state, or local laws or regulations pertinent to the property or activity affected hereby.
- ❖ All sediment and erosion control measures shall remain in place and be maintained until all disturbed areas are stabilized. **TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES ARE A CONDITION OF THIS PERMIT.**

BY:



Stacy Radford, Zoning & Wetlands Officer
Agent for the Montville Inland Wetlands Commission



- NOTES:
1. THIS SURVEY (OR MAP) HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20, AS REVISED.
 2. BOUNDARY DETERMINATION CATEGORY: RESURVEY
 3. HORIZONTAL DATUM: NAD83
 4. HORIZONTAL ACCURACY: A2
 5. VERTICAL ACCURACY: V2
 6. TOPOGRAPHIC ACCURACY IN PROJECT AREA: T2
 7. ALL OTHER TOPO SOURCED FROM CT ECO 2016 LIDAR TILE 2-05
 8. PROPERTY BOUNDARIES DEPICTED ON THIS MAP, NOT SHARED BY THE SUBJECT PARCEL, ARE APPROXIMATE AND FOR GENERAL INFORMATION ONLY.

- MAP REFERENCES:
1. MAP SHOWING PROPERTY TO BE CONVEYED FROM ROBER ALLEN & PAMELA A. HOWARD TO JILL MOONHERON 311 & 339 CHESTERFIELD ROAD OAKDALE, CONNECTICUT, SCALE 1" = 100' DATED MARCH 20, 2024, PREPARED BY RCL THOMPSON LLC
 2. FINAL SUBDIVISION PLAN, ROBIN HILL ESTATES BLACK ASH SWAMP ROAD, OAKDALE, CONNECTICUT PREPARED FOR OWNER / DEVELOPER DIOLINDA & ALEJO ORTEGA, JAN. 50 S' = 40' PAGE 13 OF 64

LEGEND:

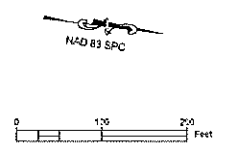
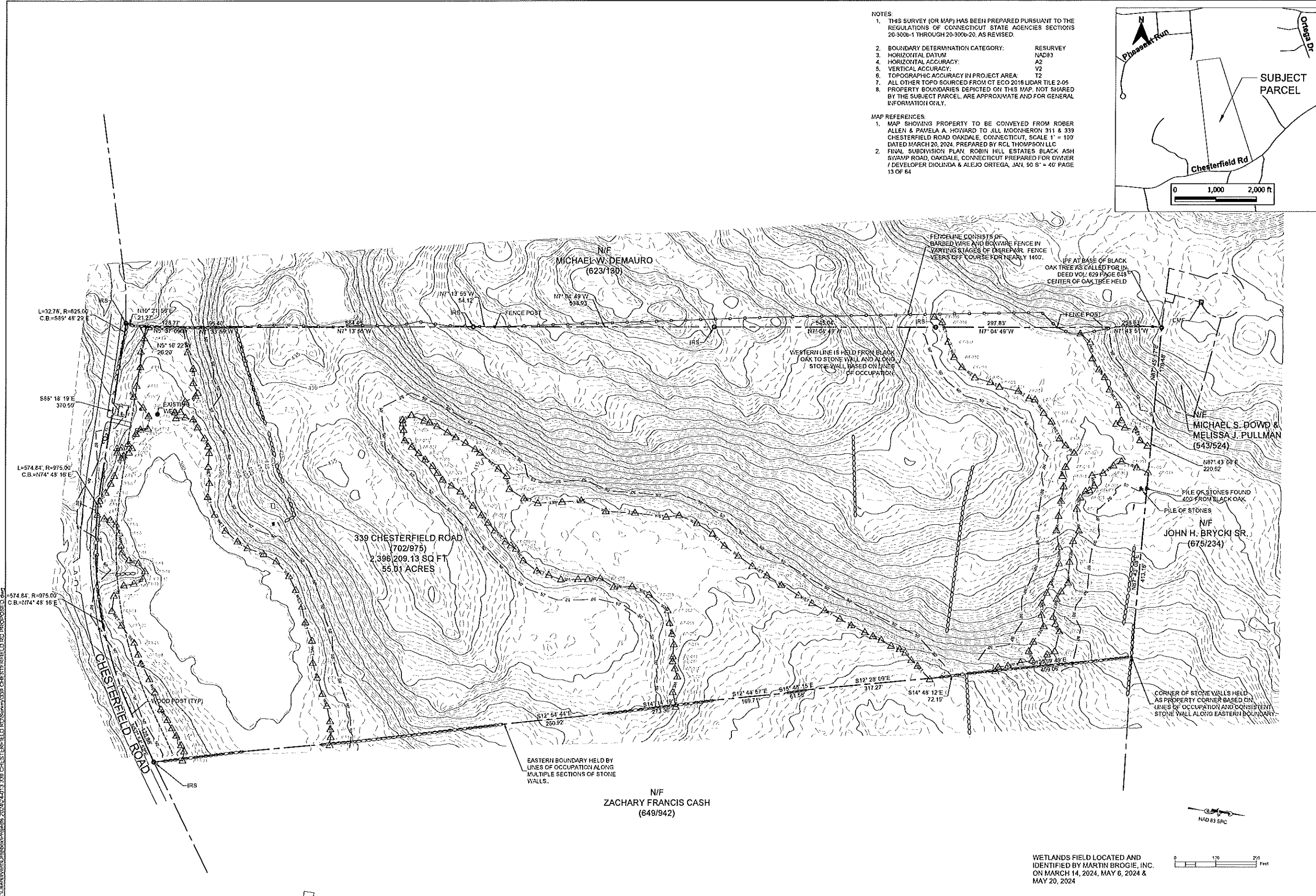
CHD	CORN. HIGHWAY MARK.
MS	METESTONE
CMF	COKE MCH. FOUND
CMS	COKE MCH. SET
SMF	STONE MCH. FOUND
SMF	STONE MCH. SET
IRF	IRON REBAR FOUND
IRF	IRON REBAR SET
IRP	IRON PIPE FOUND
IRP	IRON PIPE SET
PKS	PK. NAIL SET
PKF	PK. NAIL FOUND
DHS	DRILL HOLE SET
DHF	DRILL HOLE FOUND
WCAP	WITH CAP

---	N 92° 02' 00" E PROPERTY LINE
---	22 SETBACK LINE BUL (SETBACK)
---	EASEMENT
---	FENCE
---	OVERHEAD ELECTRICAL LINE
---	UNDERGROUND ELECTRICAL LINE
---	WATER PIPE
---	STORM PIPE
---	MAJOR CONTOUR
---	MINOR CONTOUR
---	STONE WALL
---	POWER POLE
---	WATER METER
---	CATCH BASIN

EXISTING CONDITIONS MAP
311 & 339 CHESTERFIELD ROAD
OAKDALE, CONNECTICUT
DATE: JUNE 4, 2024
SCALE: 1" = 100'

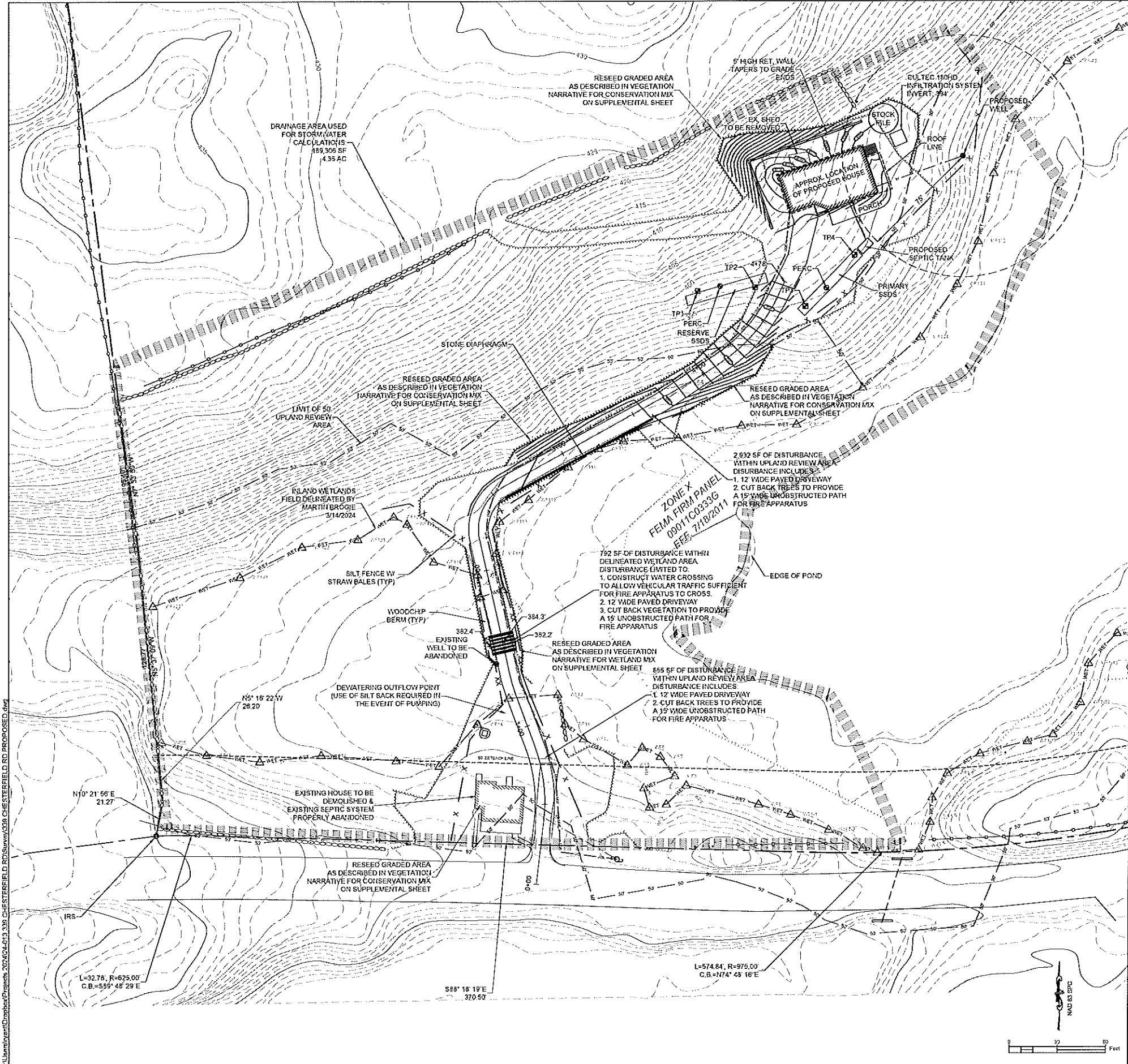
RCL THOMPSON LLC
ENGINEERING - SURVEYING
860-841-7721
www.rclthompson.com
18 Pleasantville Dr.
Clinton, CT 06033

TO AN ACCURATE AND BELIEF, THIS MAP IS ELECTRONICALLY CORRECT AS NOTED HEREON.
RCL THOMPSON LLC 2024



WETLANDS FIELD LOCATED AND IDENTIFIED BY MARTIN BROGIE, INC. ON MARCH 14, 2024, MAY 6, 2024 & MAY 20, 2024

C:\Users\jthompson\Documents\2024\24-13-339 CHESTERFIELD RD PROPOSED.dwg



SITE GENERAL NOTES:

- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS.
- WATER SERVICE PROVIDED BY PRIVATE WELL.
- SANITARY SEWER SERVICE SEPTIC SYSTEM.
- THE OWNER/CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF THE EXISTING IMPROVEMENTS, AND PROPOSED CONSTRUCTION WITH REFERENCE TO THE PROPERTY LINE AND SETBACK REQUIREMENTS.
- NO EXISTING WELLS ARE LOCATED WITHIN 75' OF THE PROPOSED LEACHING SYSTEM.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS INDICATE FINISHED GRADE.
- CONTRACTOR TO BE RESPONSIBLE FOR EROSION CONTROL MAINTENANCE DURING DURATION OF THE PROJECT.

SITE GRADING NOTES:

- THE EXCESS DIRT SHALL BE TEMPORARILY STOCKPILED WITHIN THE LOCATION SHOWN ON THE PLAN, AND IT SHALL BE PROTECTED BY THE PROPOSED E&S MEASURES.
- ALL EXCESS DIRT FROM GRADING / EXCAVATING SHALL BE SPREAD UNIFORMLY IN THE REAR OF THE LOT MAINTAINING A MINIMUM OF 5% GRADE AWAY FROM THE STRUCTURE AND A MAXIMUM 5H:1V SLOPE.

EXISTING UTILITY NOTE:

- THE CONTRACTOR SHALL NOTIFY 'CALL BEFORE YOU DIG' AND ALLOW ADEQUATE TIME FOR MARKING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE LOCATION OF ALL UTILITIES BEFORE COMMENCING WORK AND FOR ANY DAMAGES WHICH OCCUR BY HIS FAILURE TO LOCATE OR PRESERVE THESE UNDERGROUND AND OVERHEAD UTILITIES. IF, DURING CONSTRUCTION OPERATIONS, THE CONTRACTOR ENCOUNTERS UTILITIES OTHER THAN THOSE INDICATED BY 'CALL BEFORE YOU DIG' AND MEMBER UTILITY COMPANIES, HE (SHE) SHALL IMMEDIATELY NOTIFY THE OWNER AND TAKE NECESSARY AND APPROPRIATE STEPS TO PROTECT THE FACILITY AND ASSURE THE CONTINUATION OF SERVICE.
- THE SITE CONTRACTORS/DEVELOPERS MUST VERIFY THE LOCATIONS AND ELEVATIONS OF ALL PUBLIC AND PRIVATE UTILITIES AND STRUCTURES AFFECTING THE SITE PRIOR TO THE START OF THE CONSTRUCTION. ANY CONFLICT WITH THE PLAN MUST BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY FOR RESOLUTION. FAILURE TO VERIFY EXISTING UTILITIES MAY RESULT IN COSTLY DELAYS AND REMEDIAL MEASURES.

CONSTRUCTION ENTRANCE NOTE:

- DEPENDING ON ACTUAL SITE CONDITIONS AND LIMITATIONS, IN THE FIELD THE SITE INSPECTOR MAY ALLOW AN EXISTING DRIVEWAY TO BE USED AS A CONSTRUCTION ENTRANCE, OR THE LENGTH OF THE STANDARD CONSTRUCTION TO BE MODIFIED.

STOCKPILE NARRATIVE:

- THE SOIL FROM EXCAVATING FOUNDATION WILL BE STOCKPILED IN THE AREA AS SHOWN ON THIS SITE PLAN. DURING CONSTRUCTION OF THE PROJECT, SOIL STOCKPILES AND BORROW AREAS SHALL BE STABILIZED OR PROTECTED WITH SEDIMENT TRAPPING MEASURES. ALL SOIL STOCKPILES, IF ANY, SHALL BE SEEDED AND MULCHED WITHIN 7 DAYS AFTER GRADING.
- THE HEIGHT OF THE STOCKPILES MATERIAL SHALL NOT EXCEED FOUR (4) FT. THE MAXIMUM SLOPE OF THE STOCKPILE SHALL NOT BE GREATER THAN 3:1.
- THE STOCKPILE MATERIALS SHALL BE PROTECTED FROM DRAINING INTO ADJOINING NON DISTURBED AREA BY SILT FENCE OR ANY OTHER SEDIMENT CONTROL DEVICES.
- EXCESS OR UNUSED STOCKPILE MATERIALS (IF ANY) SHALL BE GRADED INTO THE REAR YARD.

SITE PREPARATION:

- CALL 'CALL BEFORE YOU DIG' FOR MARK OUT OF ALL UTILITIES.
- INSTALL SILT FENCE.
- CLEAR AND GRUB DISTURBED AREAS AND STOCKPILE TOPSOIL & INSTALL EROSION CONTROL MEASURES.
- INITIATE SITE-WORK TO INSTALL SEPTIC SYSTEM, FOUNDATION WORK, AND DRIVEWAY. DO NOT COMPACT SOIL IN VICINITY OF SEPTIC SYSTEM.
- PERMANENTLY STABILIZE DISTURBED AREAS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES AFTER SITE IS STABILIZED WITH VEGETATION.
- SOIL EROSION AND SEDIMENTATION CONTROL MAINTENANCE MUST OCCUR EVERY TWO WEEKS AND AFTER EVERY 1/4 OR GREATER RAINFALL EVENT.

LEGEND:

- CON. HIGHWAY MARK
- MEASURED
- CON. MAIL FOUND
- CON. MAIL SET
- STONE MAIL FOUND
- STONE MAIL SET
- IRON REBAR FOUND
- IRON REBAR SET
- IRON PIPE FOUND
- IRON PIPE SET
- PK MAIL FOUND
- PK MAIL SET
- DRILL HOLE FOUND
- DRILL HOLE FOUND WITH CAP

PROPERTY LINE
N 52° 00' 00" E

SETBACK LINE
22' SETBACK LINE

EASEMENT
EASEMENT

FENCE
FENCE

OVERHEAD ELECTRICAL LINE
OVERHEAD ELECTRICAL LINE

UNDERGROUND ELECTRICAL LINE
UNDERGROUND ELECTRICAL LINE

WATER PIPE
WATER PIPE

STORM PIPE
STORM PIPE

MAJOR CONTOUR
MAJOR CONTOUR

MINOR CONTOUR
MINOR CONTOUR

STONE WALL
STONE WALL

POWER POLE
POWER POLE

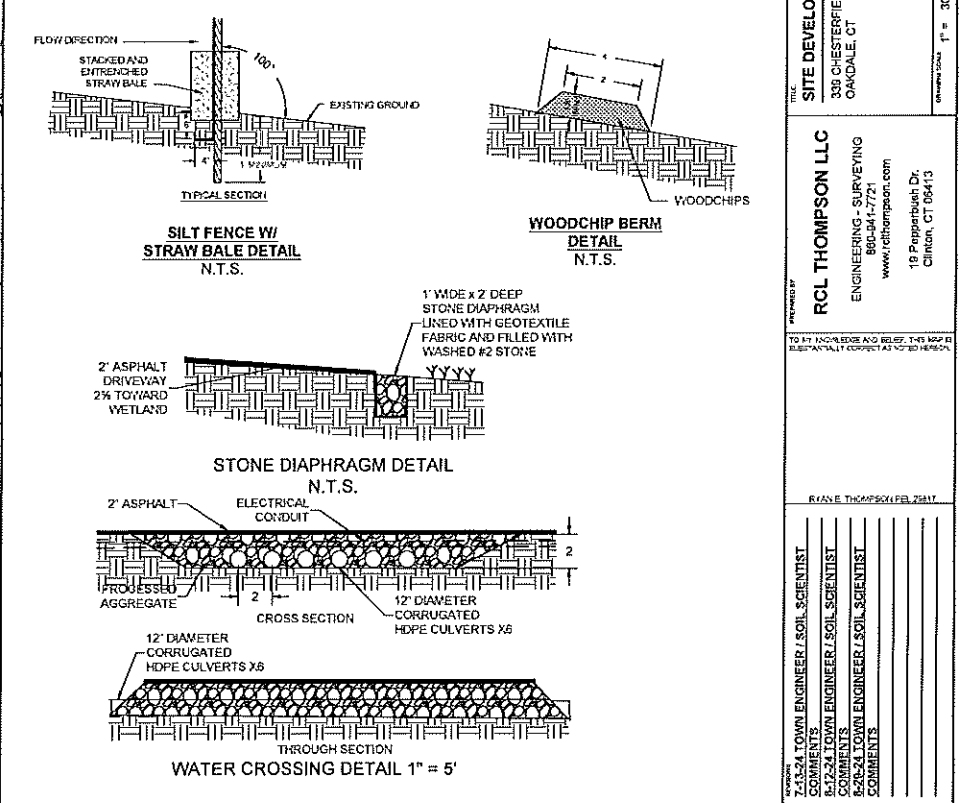
WATER METER
WATER METER

CATCH BASIN
CATCH BASIN

ZONING DATA

ZONE: R-80
WATER: PRIVATE WELL
WASTE WATER: PRIVATE SEPTIC

MIN. LOT AREA (SQ. FT.)	REQUIRED	EXISTING 339	EXISTING 311	PROPOSED MERGED
MIN. LOT AREA (SQ. FT.)	80,000	1,131,539	1,264,670	2,396,209
FRONT SETBACK (FT)	180	400	607	1,007
REAR SETBACK (FT)	50	12.90	N/A	389.8
SIDE LINE SETBACK (FT)	20	2,515.3	N/A	2130.2
MAX BUILDING HEIGHT (FT)	35	195.0 W, 260.8 E	N/A	425.1 W, 543.9 E



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SITE DEVELOPMENT PLAN
339 CHESTERFIELD RD
OAKDALE, CT

RCL THOMPSON LLC
ENGINEERING - SURVEYING
860-941-2721
www.rclthompson.com
18 Poppenbush Dr.
Clinton, CT 06413

DATE: JUNE 20, 2024

SCALE: THOMPSON FEB 2017

COMMENTS:
7-13-24 TOWN ENGINEER / SOIL SCIENTIST
8-12-24 TOWN ENGINEER / SOIL SCIENTIST
8-12-24 TOWN ENGINEER / SOIL SCIENTIST
8-12-24 TOWN ENGINEER / SOIL SCIENTIST

CONSTRUCTION NARRATIVE:

INSTALLATION OF E&S CONTROLS
 I. NO WORK SHALL BE PERFORMED PRIOR TO THE INSTALLATION OF E&S CONTROL AS SHOWN ON THE PLANS.

CULVERT CROSSING CONSTRUCTION
 II. THE EXISTING CONCRETE SLAB OVER CULVERT AT THE EXISTING WETLAND CROSSING WILL BE REMOVED USING AN EXCAVATOR BACKHOE (POSITIONED ON THE EXISTING DRIVEWAY ALIGNMENT). THIS WILL BE DISPOSED OF IN THE BACK OF A MASON DUMP TRUCK.
 III. ONCE THE WETLAND CROSSING IS FREE OF EXISTING STRUCTURE, THE EXCAVATOR WILL PLACE THE 6 CULVERTS "IN THE WET" AS THERE IS NO CURRENT THROUGH THE AREA. THE CULVERTS WILL BE PLACED ON EXISTING GRADE AND HELD IN PLACE WITH TIMBERS ON TOP.
 IV. AFTER PLACING THE CULVERTS, THE PROCESSED AGGREGATE WILL BE PLACED AND COMPACTED AROUND THE CULVERTS "IN THE WET" AND UP TO THE PROPOSED FINAL GRADE.
 V. ELECTRICAL CONDUIT WILL BE INSTALLED. IN THE EVENT THAT DEEPER EXCAVATION IS REQUIRED, AND DEWATERING IS NECESSARY, THE CONTRACTOR SHALL OUTFALL ALL PUMPING TO A SILT SACK TO AVOID SEDIMENTATION TRANSPORT INTO THE DOWNSTREAM WATER.
 VI. ONCE THE CULVERT CROSSING IS COMPLETE IT WILL REMAIN IN PLACE WITHOUT THE FINAL PAVEMENT COURSE DURING THE DURATION OF REMAINING CONSTRUCTION AND WILL BE PAVED AT THE SAME TIME THE ENTIRE DRIVEWAY IS PAVED.

STONE DIAPHRAGM CONSTRUCTION
 VII. AFTER THE CULVERT CROSSING IS COMPLETED, THE STONE DIAPHRAGM WILL EXCAVATED AND FILLED WITH STONE BEFORE ANY OTHER DRIVEWAY WORK IS PERFORMED.

DRIVEWAY GRADING AND CONSTRUCTION
 VIII. UPON COMPLETION OF THE STONE DIAPHRAGM, THE DRIVEWAY WILL BE GRADED TO FINAL GRADE MINUS ASPHALT PAVEMENT THICKNESS.

PAVING
 IX. THE FINAL TASK WILL BE TO PAVE THE ENTIRE DRIVEWAY.

RE-VEGETATION NARRATIVE:

a. IT IS THE INTENT OF THE APPLICANT TO RE-VEGETATE ALL DISTURBED AREAS IN THE UPLAND REVIEW AREA AND THE WETLAND AREA WITH AN APPROPRIATE SEED MIX IN ACCORDANCE WITH 2002 CONNECTICUT GUIDELINES FOR SOIL AND EROSION SEDIMENT CONTROL.
 b. ALL EXCESS MATERIAL NOT USED FOR BACKFILLING / GRADING DURING CONSTRUCTION MUST BE EVENLY SPREAD ONTO THE DISTURBED AREAS TO RESTORE GRADES.
 c. TOPSOIL REMOVED DURING CONSTRUCTION WILL BE REPLACED, SEEDED, AND MULCHED.
 d. REVEGETATION SHALL BE PERFORMED WITHIN 7 DAYS OF COMPLETION OF FINAL GRADING.

HOUSE LOT AFTER DEMOLITION

ONCE THE EXISTING RESIDENCE HAS BEEN DEMOLISHED, INCLUDING REMOVAL OF THE FOUNDATION AND OTHER ASSOCIATED FEATURES, THE AREA SHOULD BE FILLED AND GRADED AND TOPPED WITH A SUITABLE THICKNESS OF GOOD QUALITY TOPSOIL. THE FOLLOWING NEW ENGLAND CONSERVATION/WILDLIFE MIX IS RECOMMENDED FOR THE AREA:

VIRGINIA WILD RYE (ELYMUS VIRGINICUS), LITTLE BLUESTEM (SCHIZACHYRIUM SCOPARIUM), BIG BLUESTEM (ANDROPOGON GERARDII), RED FESCUE (FESTUCA RUBRA), SWITCH GRASS (Panicum virgatum), PARTRIDGE PEA (CHAMAECRISTA FASCICULATA), PANICLEDLEAF TICK TREFLOIL (DESMODIUM PANICULATUM), INDIAN GRASS (SORGHASTRUM NUTANS), BLUE VERVAIN (VERBENA HASTATA), BUTTERFLY MILKWEED (ASCLEPIAS TUBEROSA), BLACK EYED SUSAN (RUDBECKIA HIRTAE), COMMON SNEEZEWEED (HELENIUM AUTUNNALE), HEATH ASTER (ASTER PILOSUS/SIMPHYOTRICHUM PILOSUM), EARLY GOLDENROD (SOLIDAGO LUTEA), UPLAND BENTGRASS (AGROSTIS PERENNANS).

WETLAND CROSSING

CONSTRUCTION ALONG THE EXISTING DRIVEWAY THROUGH A PORTION OF THE DELINEATED WETLAND WILL REQUIRE DISTURBANCE OF WETLANDS ALONG EITHER SIDE OF THE DRIVEWAY. ONCE CONSTRUCTION IS COMPLETE AND THE DISTURBED AREA GRADED THE FOLLOWING SEED MIX IS RECOMMENDED FOR APPLICATION:

NEW ENGLAND WETMIX
 FOX SEDGE (CAREX VULPINOIDEA), LURID SEDGE (CAREX LURIDA), BLUNT BROOM SEDGE (CAREX SCOPARIA), BLUE VERVAIN (VERBENA HASTATA), FOWL BLUEGRASS (POA PALUSTRIS), HOP SEDGE (CAREX LUPULINA), GREEN BULRUSH (SORPUS ATRORIVENSIS), CREEPING SPIKE RUSH (ELEOCHARIS PALUSTRIS), FRINGED SEDGE (CAREX CRINITA), SOFT RUSH (JUNCUS EFFUSUS), SPOTTED JOE PIE WOOD (EUPATORIUM MACULATUM), RATTLESNAKE GRASS (GLYCERIA CANADENSIS), SWAMP ASTER (ASTER FUNICULUS), BLUEFLAG (IRIS VERSICOLOR), SWAMP MILKWEED (ASCLEPIAS INCARNATA), SQUARE STEM'ED MONKEY FLOWER (MIMULUS RINGENS).

UPPER DRIVEWAY AREA

THE CUT SLOPE ALONG THE NORTH SIDE OF THE DRIVE TOWARD THE HOUSE AS WELL AS THE FILL SLOPE ALONG THE SOUTH SIDE OF THE DRIVEWAY SHOULD BE SEEDED WITH THE REFERENCED CONSERVATION MIX.



SITE INVESTIGATION FOR SUBSURFACE SEWAGE DISPOSAL

Owner: Robert & Pamela Howard Location: 339 Chesterfield Road, Montville

Deep Test Hole Data/Soil Descriptions

DATE: 3/11/2024

Test Hole # 1	Test Hole # 2	Test Hole # 3	Test Hole # 4
0-4" Top Soil 4'-31" Tan Fine Loamy Sand 31'-48" Gray Fine Sand	0-8" Top Soil 8'-22" Tan Fine Loamy Sand 22'-50" Gray Very Fine Sand	0-8" Top Soil 8'-18" Tan Fine Loamy Sand 18'-60" Gray Very Fine Sand	0-8" Top Soil 8'-22" Tan Fine Loamy Sand 22'-70" Gray Very Fine Sand
Mottling: ---	Mottling: ---	Mottling: ---	Mottling: ---
GW: ---	GW: ---	GW: ---	GW: 68"
Ledge: 48"	Ledge: 50"	Ledge: 60"	Ledge: 70"
Roots: 26"	Roots: 30"	Roots: ---	Roots: ---
Restrictive: 48"	Restrictive: 50"	Restrictive: 60"	Restrictive: 70"

Test Pits 1&2 located in proposed Reserve Area. Test Pits 3&4 located in proposed Primary Area.

Groundwater Table: Near Max

Percolation Test Data

Date: 3/11/2024

Perc # A		Perc Rate: 10.1-20 (Reserve Area)		Perc # B		Perc Rate: 8.9 min/in (Primary Area)	
Depth: 18"		Depth: 18"		Depth: 18"		Depth: 18"	
Presoak time: 1 Hour				Presoak: 1 Hour			
Time	Reading	Time	Reading	Time	Reading	Time	Reading
11:30	3.48"	12:30	8.04"	11:35	3.36"	12:35	11.16"
11:40	4.20"			11:45	5.04"		
11:50	5.16"			11:55	6.84"		
12:00	5.88"			12:05	7.92"		
12:10	6.60"			12:15	9"		
12:20	7.32"			12:25	10"		

Soil Moisture: Medium

Location: 339 Chesterfield Road, Montville

Location Drawing Including all Test Holes and Percolation Tests

Test pits and perc test holes located by RCL Thompson LLC.

SPECIAL CONDITIONS	CONCLUSIONS
Design Flow > 2000 GPD	Suitable for Sewage Disposal x
Public Water Supply Watershed	Unsuitable for Sewage Disposal (Based on area tested)
Probable High Groundwater	Additional Investigation Required
Ground Water < 36 inches below grade	Wet Season Monitoring Required
Slope > 25%	Retest During Wet Season
Perc Rate < 1 min/inch	Licensed Engineer's Plan Required x
Perc Rate < 5 min/inch (24" above water)	Other:
Perc Rate > 30 min/inch	
Ledge < 5 feet below grade	x
Limited Suitable Area	
Open Watercourse or Wetlands	x
Flood Plain/Seasonal Flooding	

DESIGN RECOMMENDATIONS/COMMENTS: A septic design for a 3-bedroom home will require a 1,000 gallon two compartment septic tank and 495 square feet of ELA. The maximum depth into grade is not to exceed 0". MLSS must be addressed. An engineered plan is to be submitted for review prior to any permit to construct being issued. The existing house, system, and well are to be properly abandoned. Must get approval from Town of Montville Zoning Department and Wetlands Commission.

Form Completed By: Donovan Moe, Environmental Health Inspector

Others Present For Site Investigation: Ryan Thompson, Engineer & Surveyor RCL Thompson

TITLE: SUPPLEMENTAL NOTES & SOIL DATA
 339 CHESTERFIELD RD
 OAKDALE, CT

DATE: August 12, 2024

DRAWN BY: N/A

PREPARED BY:
RCL THOMPSON LLC
 ENGINEERING - SURVEYING
 850-641-7721
 www.rclthompson.com
 19 Pepperbush Dr.
 Clinton, CT 06413

Town of Montville Inspection Report

Date: 12/5/2025 Inspection Type: Zoning Permit Inspection/CZC

	Yes	No
MS4/ Erosion and Sediment Control Inspection	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Location: 339 Chesterfield Road Map/Lot/Block: 021-001-00A

Parties Present	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Choose an item.	Stacy Radford Click here to enter text. Click here to enter text. Click here to enter text.		
							Yes	No
						CZC Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Observations

Did site inspection for the demolition of existing single family residence and construction of new single family residence in accordance with Zoning Permit #: 24 ZP 220. Demolition is complete and construction is in progress.

After last inspection on 11/21/2025, it was noted that the wetland crossing did not appear to have been installed correctly. While out conducting site inspections, I noticed additional work within the area of the wetland crossing. There are now (2) rock walls being built over the crossing which were not part of the IWC approval. Report to be sent to the Town Soil Scientist for review but he may need to conduct his own inspection to verify approval granted by IWC.

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Town of Montville Inspection Report

Date: 12/11/2025 Inspection Type: Zoning Permit Inspection/CZC

MS4/ Erosion and Sediment Control Inspection Yes No

Location: 339 Chesterfield Road Map/Lot/Block: 021-001-00A

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford Meredith Badalucca Bob Russo, CLA (SS) Click here to enter text. CZC Approved Yes No

Comments/Observations - REVISED

Conducted a follow up site inspection for the demolition of existing single family residence and construction of new single family residence in accordance with Zoning Permit #: 24 ZP 220. Demolition is complete and construction is in progress.

The purpose of this inspection was for the work being completed in accordance with the Wetland Permit. ZEO/WEO Radford was concerned about the construction of (2) walls over the wetland crossing and the (2) walls along the driveway entrance off of Chesterfield Road.

Also present were Vic Caprio and Mike Millano, on behalf of the property owner.

The following issues are noted:

1. 2 decorative walls at Chesterfield Rd; portions are built in the URA
2. Area of "existing house to be demolished" had grass only planted, not conservation mix per the approved plan
3. "Existing well" has not been abandoned, per the approved plan
4. Width of driveway at crossing is only 13', not 15' as required by ZR and as stated on the approved plans
5. (6) HDPE culverts are not buried 2' per the approved plan
6. Rock walls have been installed on either side of the culvert to provide safety traveling over, not approved
7. Rock/rip rap has been added around each of the HDPE culverts to prevent erosion, not approved
8. Filled in wetlands to the area just north of the culvert to the east of the driveway at the 90° turn up driveway
9. Stone diaphragm was not installed per the approved plan
10. Area NE of the stone diaphragm had grass only planted, not conservation mix per the approved plan
11. Reserve septic (shown on the approved plan) has been removed from the revised plan and the as-built

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