

Town of Montville Inspection Report



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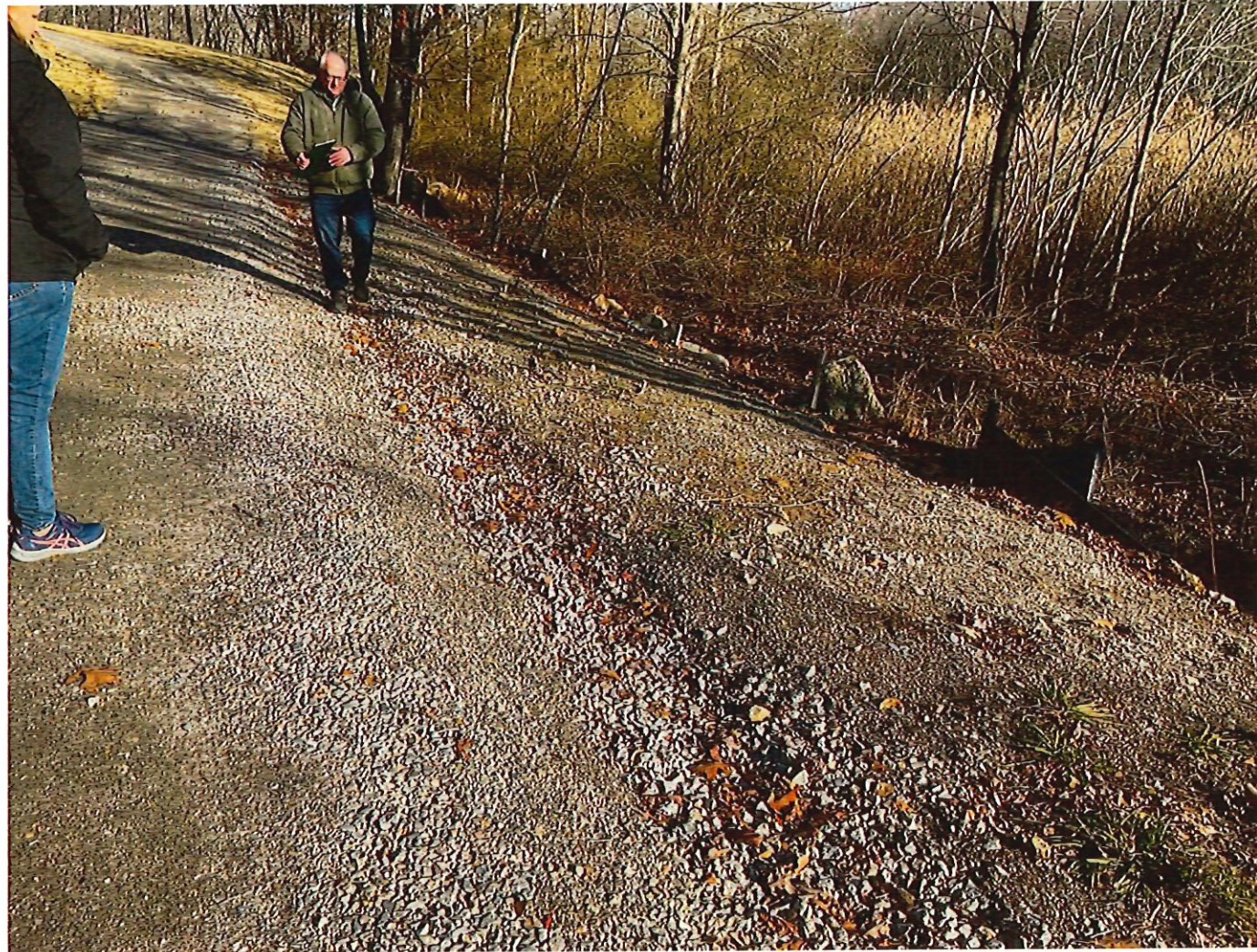
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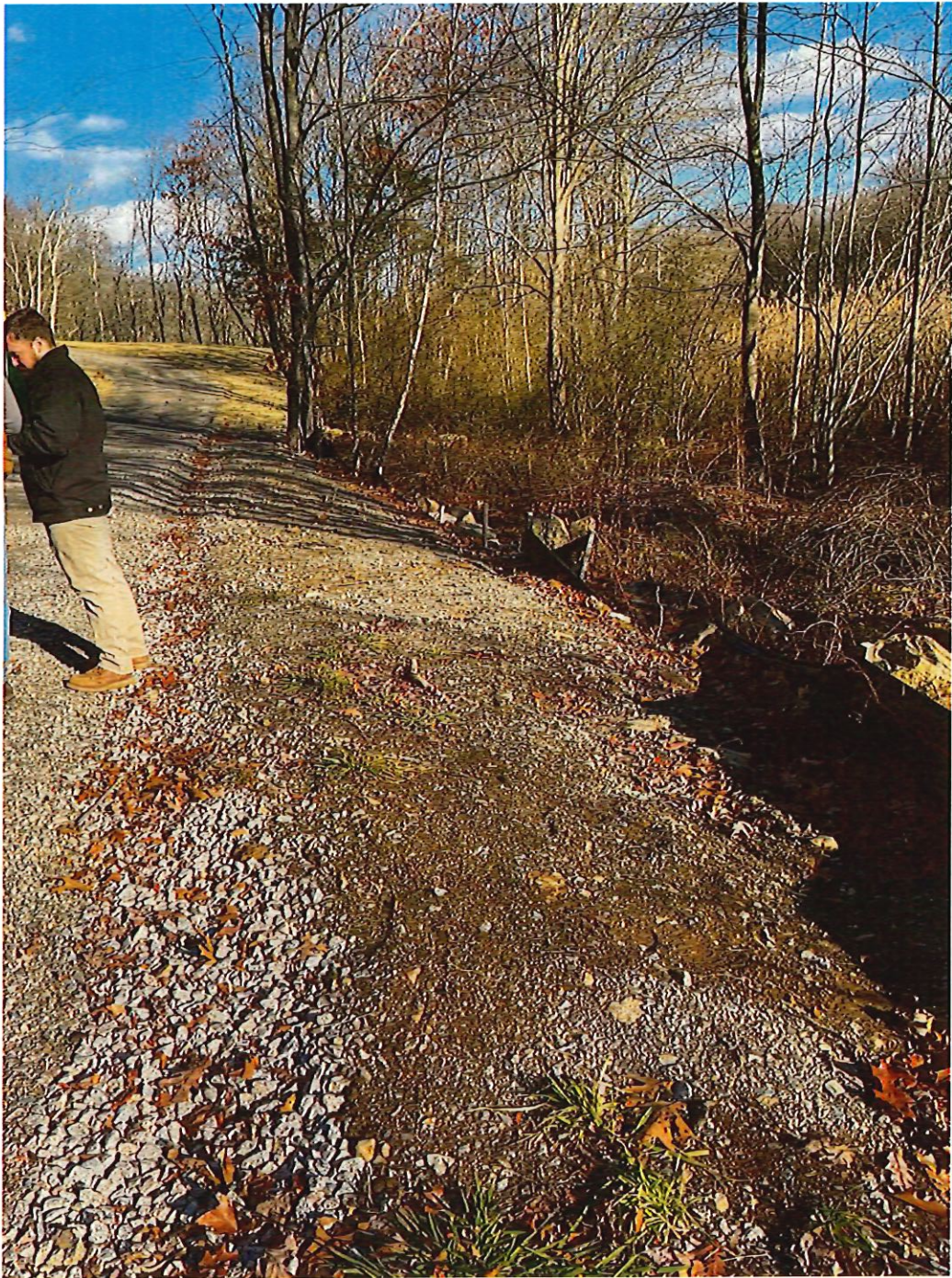
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CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

December 16, 2025

Stacy Radford
Zoning & Wetland Officer – Dept. of Land Use & Development
Town of Montville
310 Norwich-New London Tpke., Uncasville, CT 06382
Via Email: sradford@montville-ct.org

RE: Inland Wetland Application 24 IWC 7
339 Chesterfield Road Site Development
CLA-7873

Dear Stacy,

This letter is a result of your request that CLA walk the 339 Chesterfield Rd site and review the as built plan to consider if wetland violations have occurred due to the construction of a driveway and residence. CLA walked the site and viewed the as-built plan with you and Meredith Badalucca of the Town of Montville and the owners' contractors on December 11, 2025. CLA noted the following violations and issues.

1. The stone walls along Chesterfield Rd were not on the approved plan and are partially in the upland review zone (URZ).
2. The area disturbed by the demolition of the house was not properly re-seeded with the seedmix specified on the plans.
3. The stone walls at the wetland crossing were shown not on the approved plan
4. There was stone placed in the wetland at the crossing that was not on the approved plan
5. The travel way at the wetland crossing was not constructed per 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.
6. The culvert invert elevations are off by 0.4 to 0.5 feet (too high)
7. The driveway was not built per the location as shown on the plan and some unpermitted wetland fill occurred due to this.
8. A wetland area of 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.

A markup of the as built plan is included to clarify the locations of the various violations and issues. CLA makes the following recommendations regarding items 1-8 above.

1. The walls have not resulted in wetland impacts, and they are at the outer edge of the URZ. The Commission may wish to allow the owner to apply retroactively for these walls.
2. CLA recommends that the owner have the area of the former house seeded with the proper mix this spring. Note that this area was not meant to be lawn.
3. CLA recommends that the stonewalls be removed.
4. CLA recommends that the stone placed in the wetland be removed.
5. CLA understands that the Commission does not regulate driveway width and cover over culverts, however that the driveway should be built per zoning codes and at the proper elevation and any alterations may further affect wetlands and require permitting.
6. CLA recommends that the 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. CLA recommends that the fill be removed and the wetland restored.
8. CLA recommends that the fill be removed and the wetland restored.

Thank you for the opportunity to provide these comments. Please feel free to call or email brusso@claengineers.com with any questions or comments.

Very truly yours,
CLA Engineers, Inc.



Robert Russo C.S.S.

