

January 14, 2026

Sent Via Email to email: sradford@montville-ct.org
Cc: twallace@freemancos.com

Zoning & Wetland Officer – Dept. of Land Use & Development
Town of Montville
310 Norwich-New London Tpke.,
Uncasville, CT 06382

RE: New London Tpke., Uncasville, CT- APPLICATION# 25 IWC 29

Dear Town of Montville Department of Land Use & Development – Zoning & Wetland Officer:
Provided herein are responses to staff review comments received from your office on 01/09/26 for the Renovation Project located at New London Tpke., Uncasville, Connecticut. **Responses are provided in bold.**

Site Plan Comments:

The E&S Narrative needs more detail.

1. Provide name for the ultimate receiving waters of the wetland(s)
 - **Trading Cove Brook, as updated in the E&S Narrative, I..**
2. Provide a list of typical machinery to be used
 - **Construction Equipment And Machinery information has been updated in the Erosion & Sediment Control (E&S) narrative, II.B.2.G..**
3. Provide approximate start and end date for the project and each phase of the project
 - **Construction time and phasing information has been updated in the Erosion & Sediment Control (E&S) narrative, II.B.4..**
4. Provide approximate duration required for major operations identified
 - **Major operation information has been updated in the Erosion & Sediment Control (E&S) narrative, II.B.4..**
5. State and other possible permits (local, state, or federal) that may or may not be needed
 - **Permits information has been updated in the Erosion & Sediment Control (E&S) narrative, II.D..**

The plans require additional information.

1. Provide location of wetlands delineated by a certified soil scientist
 - **The wetland limits are approximate and were obtained from the U.S. Fish and Wildlife Service – National Wetlands Inventory. Since the work is mostly confined to the existing roadway and minor sidewalk additions, a wetland flags was not delineated by soil scientist due to minimal upland impact and no wetland impact.**
2. Provide a soil scientist report with a live signature on plans
 - **As addressed in Comment #1 above.**
3. Provide location or a note indicating the whole site is within the AE flood zone
 - **Note 12 has been added to Site Plan Sheets 3 and 4, stating the project's location relative to the AE flood zone.**
 - **The FEMA Flood map with project site location as attachment - VIII.2. Location of the area was included in the file submission dated December 9, 2025. The same file is also provided with in this package for the reviewer's convenience.**
4. Provide a locus map at a scale of 1"=1000"
 - **The locus map at a scale of 1" = 1,000' is attached as Figure 1, dated January 14, 2026.**

5. Provide names for the watercourse displayed in the locus map
 - **The watercourse is shown on the *Figure 1 - locus map*, dated January 14, 2026.**
6. Provide proposed grades and elevations
 - **The grading plans are included as Sheets 5 and 6 in the *New London Turnpike Sidewalks – Drawing Sheets Rev #2*, dated January 14, 2026.**
7. Provide mapping of highly erodible soils/hydrologic soil groups
 - **The soils/hydrologic soil groups information are shown on the Grading Plans Sheets 5 and 6 in the *New London Turnpike Sidewalks – Drawing Sheets Rev #2*, dated January 14, 2026.**
 - **The *Hydrologic Soil Group Map*, dated January 14, 2026, is included as a separate file in this submission.**
8. Show where existing buildings are
 - **Approximate building locations from the CT GIS have been added to the drawings for reference (Site Plans, Sheets 3–4; Grading Plans, Sheets 5–6 in the *New London Turnpike Sidewalks – Drawing Sheets Rev #2*, dated January 14, 2026).**
As the proposed work is largely limited to the existing roadway and minor sidewalk additions, no impacts to buildings on private property are anticipated.
9. Provide who is responsible for handling emergency situations (severe flooding, rains, or other environmental problems)
 - **Contact information has been updated in the Erosion & Sediment Control (E&S) narrative, II.G.2..**

Other Comments:

1. Provide DEEP Reporting Form
 - The DEEP reporting form (*STATEWIDE INLAND WETLANDS & WATERCOURSES ACTIVITY REPORTING FORM*) was included in the file submission dated December 9, 2025.**
The same file is also provided with in this package for the reviewer’s convenience.
2. The site plans call out mulch socks near the proposed sidewalk near Fitch Hill Rd, but the symbol used is labeled as straw waddles in the legend.
 - **The legend and callouts were updated in Revision #1, which was submitted to the Town on January 6, 2026.**

Sincerely,



Yanan Wu
Assistant Manager of Landscape Architecture

Enclosures:

- New London Turnpike Sidewalks & Rehabilitation Site Plans revision #2, 7 sheets, dated Jan 14, 2026
- New London Turnpike Sidewalks – Fig.1 - Locus Map, dated Jan 14, 2026
- New London Turnpike Sidewalks – Hydrologic Soil Group Map, dated January 14, 2026
- New London Turnpike Sidewalks_IWWCC- VIII.2. Location of the area.pdf, dated Dec 09, 2025
- New London Turnpike Sidewalks_CTDEEP, dated Dec 09, 2025