



70 Essex Street, Mystic, CT 06355 ■ Phone: 860-536-7390 ■

Inland Wetlands Application Narrative:
90 Maple Avenue, Montville, CT

May 6, 2026

A. Attach a Detailed Plan of the Proposal and indicate Plan Title and Date.

1. Where the activity location and approximately how far it is from regulated area.

The activity is identified on the attached plan set and is an updated plan set from the original approved set by Wentworth Civil Engineers, LLC.

2. How will the activity be completed?

1. *What is the activity?* The development of 87 townhouse units with a road and drainage network similar to previously approved development.
2. *What type of machinery will be used or if work will be done by hand?* The machinery utilized will be typical earthwork, heavy site construction equipment. To include: excavators, front end loader, bulldozers, tri-axle dump trucks, etc.
3. *What material was used?* The material utilized for the development will be: bank run gravel, processed gravel (3-5 inch minus, 1 ¼", and ¾"), clean crushed stone, topsoil (on-site), common fill (if necessary).
4. *How big of an area.* The disturbance for the five phases is 8.5 acres plus or minus.
5. *If material was brought in, how much.* The amount of material brought in is approximately 3700 CY.
6. *If material was removed, how much and where taken. Will it be stockpiled and removed, or used to regrade area.* The amount removed will be approximately 11,000 CY. The majority will be utilized, if possible, on-site in re-grading efforts.
7. *Why are you asking for the activity?* The project was previously approved and we are modifying the unit size and parking.
8. *Any unique conditions on the property that would not allow you to conduct activity outside of the regulated area.* The existing topography and previously approved configuration of the development.

9. *Approximate time line from start to completion.* The project will start upon all approvals and will take 15 to 27 months to complete.

10. *Be as detailed as possible, this makes it easier for the Commission to understand the activity and also shortens the permit process.* The plans are very similar to previously approved project.

B. Provide a brief description of the proposed project.

1. Alternatives considered.

Alternatives were considered under the original approval.

2. Description of the activity including location and square footage of disturbance.

Outlined on plan set and application.

3. What type of erosion and sediment control will be used.

The erosion control plans clearly show measures taken which include: silt fence, wattles, soil stockpile areas, anti-tracking pad, and temporary sediment basins.

4. If machinery will be used or if work will be done by hand.

The machinery utilized will be typical earthwork, heavy site construction equipment. To include: excavators, front end loader, bulldozers, tri-axle dump trucks, etc.

5. Identify the sub-drainage basin where the proposed activity will occur.

The activity will occur in Oxoboxo Brook (Sub-drainage basin number 3004).

C. List and Titles and dates of all documentation which will be included and submitted with this application and attach to application.

See cover sheet to application.