

**APPLICATION OF KEVIN CAMPBELL AND ELIZABETH CAMPBELL
TO TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES
COMMISSION**

**NARRATIVE DESCRIPTION AND CONSTRUCTION SEQUENCING
RELATIVE TO THE FILLING OF A PREVIOUSLY EXCAVATED AREA AND
INSTALLATION OF A PROPOSED PAVER WALKWAY IN AN UPLAND
REVIEW AREA**

38 LAUREL POINT DRIVE, MONTVILLE, CONNECTICUT

DATE: AUGUST 3, 2026

REVISED: AUGUST 26, 2026 (TOWN ENGINEER COMMENTS)

PROJECT OVERVIEW:

Kevin Campbell and Elizabeth Campbell, transferees from 38 Laurel Point Drive Owner LLC (the "Applicant") are the owners of a lot or parcel of land containing 22,777 square feet of lot area located on the northerly side of Laurel Point Drive and the southerly shore of Oxoboxo Lake in the Town of Montville, Connecticut (the "Property"). The Property is a legally existing non-conforming lot located in the R-80 Zoning District. Previously, the Town of Montville Inland Wetlands and Watercourses Commission granted a permit to, inter alia, install a well in the upland review area in accordance with a plan entitled "Septic System Design Plan Prepared For 38 Laurel Point Drive, LLC #38 Laurel Point Drive Montville, Connecticut Project No. 25-034 Drawn By: R.A.D. Date: 3/22/25 Scale: 1" = 20' Sheet 1 of 1 Advanced Surveys, LLC. 60 Terry Road, Griswold, CT 06351 Phone - (860) 639-8928". The property owner and Applicant now seek a permit to conduct upland review area activity in the upland review area adjacent southerly to Oxoboxo Lake to regrade a previously disturbed area that resulted from the excavation and removal of gravel from the Property at some indeterminate time prior to the current owner's acquisition of the Property; and, in conjunction therewith, to install a paver walkway to provide access from the patio which is a component of the proposed dwelling house to Oxoboxo Lake as shown on a plan entitled "Septic System Design Plan Prepared For 38 Laurel Point Drive, LLC #38 Laurel Point Drive Montville, Connecticut Project No. 25-034 Drawn By: R.A.D. Date: 3/22/25 Revisions 4/19/25 Per Wetlands Commission Comments 3/25/26 House Revised 7/22/26 Additional Grading & Walkway 8/26/26 Per Town Comments Scale: 1" = 20' Sheet 1 of 1 Advanced Surveys, LLC. 60 Terry Road, Griswold, CT 06351 Phone - (860) 639-8928 (hereinafter, the "Plan").

The development plan for this project has been formulated by the Applicant's design professional, Advanced Surveys, LLC, in order to accomplish the following goals:

- (i) To remediate a portion of the upland review area adjacent to Oxoboxo Lake where prior owners had historically excavated and removed gravel from the property leaving a steep excavated and unvegetated embankment; and
- (ii) To regrade the northerly portion of the property to a slope not to exceed 2.5:1 which can be stabilized with loam and vegetated without the propensity for

erosion and will be suitable for future mowing as a lawn.

In order to accomplish the above listed development goals, the Applicant has incorporated the following mitigation measures into the design and project vernacular for the redevelopment of the Property:

- (a) Incorporating an enhanced erosion control plan for the protection of Oxoboxo Lake, including the installation of a continuous line of silt fence backed by staked hay bales, reinforced with a second continuous line of silt fence immediately southerly of the wetland boundary, and the installation of erosion control matting to protect the seeded slope until vegetation is established.
- (b) By incorporating a grading plan which will sustain vegetation and minimize potential for any future erosion migrating towards Oxoboxo Lake.

A review of the State of Connecticut Natural Diversity Database maintained by the State of Connecticut Department of Energy and Environmental Protection evidences the fact that there are no species of special concern located on or in proximity to the Property. In addition, the Property does not contain any critical habitat area.

Soil characteristics on the project site are as follows:

UPLAND SOILS:

- (a) **38C – Hinckley Gravelly Sandy Loam 3 – 15% Slopes.** This gently sloping and sloping, excessively drained soil is found on stream terraces, outwash plains, kames and eskers. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. Typically, this Hinckley soil has a dark brown, gravelly sandy loam surface layer 7 inches thick. The subsoil is yellowish brown gravelly loamy sand 15 inches thick. The substratum is brownish yellow very gravelly coarse sand to a depth of 60 inches or more.
- (b) **38E – Hinckley Gravelly Sandy Loam 15 – 35% Slopes.** This moderately steep and steep, excessively drained soil is found on stream terraces, outwash plains, kames and eskers. Mapped areas are dominantly irregular in shape and mostly 2 to 35 acres. Typically, this Hinckley soil has a dark brown, gravelly sandy loam surface layer 2 inches thick. The subsoil is yellowish brown gravelly loamy sand 20 inches thick. The substratum is brownish yellow very gravelly coarse sand to a depth of 60 inches or more.

The soil stratification for both classifications of Hinckley Soils is as follows:

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| 0" – 7" | Dark brown gravelly sandy loam; weak fine granular structure; very friable; many fine roots; 20% coarse fragments; medium acid; abrupt wavy boundary. |
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7" – 14"	Yellowish brown gravelly loamy sand; single grain; loose; few fine roots; 25% coarse fragments; medium acid; gradual wavy boundary.
14" – 22"	Yellowish brown gravelly loamy sand; single grain; loose; few fine roots; 40% coarse fragments; strongly acid; clear wavy boundary.
22" – 60"	Brownish yellowish very gravelly coarse sand; single grain; loose; 60% coarse fragments; medium acid.

GENERAL PROCEDURES:

1. The General Procedures and Construction Sequencing Narrative submitted herewith is intended to supplement the Narrative dated April 7, 2025, approved by the Town of Montville Inland Wetlands and Watercourses Commission and the regrading contemplated by this application will be conducted simultaneously with the development of the single family dwelling house and other improvements on the property as contemplated by the April 7, 2025 Narrative. In conjunction with this application, it should be noted that Advanced Surveys, LLC has moved the location of the proposed potable water supply well on the Property to the south to avoid embankment areas which are too unstable to sustain the weight of the required drilling equipment.
2. Prior to development of the Property, the Applicant, the Applicant's contractor and the Applicant's land use professional shall meet with the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to agree upon the method of installation and maintenance of erosion and sediment control measures for the development of the Property. It is contemplated that the redevelopment of the Property will occur during one (1) construction season commencing in September, 2026 and being completed by August, 2027.
3. The Applicant shall install the "Construction Entrance" in the location designated as "Provide a Non-Tracking Construction Entrance (See Detail)" on the Plan. The construction entrance shall be constructed in accordance with the "Construction Entrance" detail delineated on the Plan.
4. Prior to conducting any further activities on the property, the Applicant shall notify the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer that erosion and sediment control measures for the development of the Property have been installed and request that the same be inspected and approved by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.
5. All activities in conjunction with the regrading of the northerly portion of the Property shall be conducted in accordance with the terms and provisions of the "Erosion and Sediment Control Plan" narrative depicted on the Plan and in accordance with the terms and provisions of this Narrative.

6. All erosion and sediment control measures shall be inspected at least twice weekly while construction is ongoing, and after every storm event resulting in a discharge and repaired and maintained as necessary.
7. Unless notification otherwise is provided in writing to the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, Kevin Campbell of 226 New York Avenue, #206, Huntington, New York 11743, Telephone: (516) 702-7649, E-mail: lizandkevinc@gmail.com shall be the designated representative of the Applicant responsible for the implementation of the erosion and sediment control plan for the redevelopment of the Property. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a twice weekly basis during the construction and stabilization periods and after each storm occurrence meeting the threshold specified above.
8. At such time as stabilization has been achieved and certification thereof received from the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, the silt fence shall be removed.
9. During the stabilization period, any erosion which occurs shall be immediately repaired by the Applicant, re-seeded with the seeding mixes set forth in the Construction Sequencing Section of this Narrative, and re-stabilized.
10. If any erosion and sediment control measure fails, or is not installed or maintained in accordance with this Narrative, the erosion and sediment control narrative, the E&S Plan or the directives of the Montville Wetlands Enforcement Officer and/or the Montville Zoning Enforcement Officer, the Applicant, or its successors, shall be required to cease all development activities on the project until such time as said erosion and sediment control measures have been installed in accordance with this Narrative, the erosion and sediment control narrative, the E&S Plan and the directives of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer and approval of the same has been certified by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, in writing.

CONSTRUCTION SEQUENCING:

1. The regrading of the northerly portion of the Property shall be accomplished with gravel material excavated from the cellar hole for the dwelling house on the Property. The regrading of the northerly embankment area has been designed to be fully accomplished with the placement of 780 cubic yards of structural embankment material which is the volume which will be excavated in order to construct the cellar for the dwelling house to be constructed on the Property. It is not anticipated that additional fill material will be imported to the site to complete this project, other than topsoil required to provide a suitable medium for the planting and establishment of healthy lawn growth on the reformulated embankment area.

2. The Applicant shall install a continuous row of silt fence adjacent southerly to the wetland boundary associated with Oxoboxo Lake as depicted on the Plan. The silt fence shall be installed in accordance with the "Silt Fence" detail as depicted on the Plan. In addition, the Applicant shall install a second row of silt fence, backed by a staked haybale barrier at the toe of the regrading area as depicted on the Plan in accordance with the "Haybale Barrier" detail as depicted on the Plan.
3. Upon the completion of installation of erosion and sediment control measures, the Applicant shall contact the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to perform an inspection of the installation of erosion and sediment control measures. Other than the construction of the construction entrance and the installation of erosion controls as described in Paragraph 2 above, no mass soil shall be disturbed until such time as the installation of erosion and sediment control measures has been approved by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.
4. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard and driveway area. Surface soil shall be retained on the lot for eventual use in the stabilization of disturbed areas by placing the same in the "Topsoil Stockpile" location as delineated on the Plan. The surface soil stockpile shall be stabilized by installing a single row of silt fence around the stockpile location. The stockpile shall be constructed at a slope not to exceed 3:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of 40 pounds per acre. Mulch shall be applied at the rate of 80 pounds per 1,000 square feet, and shall be spread by hand or with a mulch blower. In conjunction with the clearing of the Property, no construction debris shall be buried on the Property. Any construction debris generated from lot clearing activities shall either be (i) ground in place or (ii) removed to a location approved in advance by the Zoning Enforcement Officer and Wetlands Enforcement Officer of the Town of Montville. The surface soil stockpile shall be located exterior to the high point on the lot which drains to Oxoboxo Lake.
5. Due to the limited maneuvering area for construction equipment on the site, the proposed potable water supply well located northerly of the dwelling house shall be drilled.
6. The cellar hole shall be excavated. Sufficient material shall be retained on site for backfilling the foundation. The remainder of the excavated material shall be utilized to regrade the previously excavated northerly portion of the Property to a uniform 3.5:1 slope extending from finished elevation 408 to finished elevation 396 as depicted on the Plan.
7. In order to maintain slope stability, the structural grade gravel material placed in the northerly embankment area shall be tracked with an excavator or bulldozer to ensure that the reconstructed slope is stable.
8. The disturbed area shall be stabilized by loaming the same with not less than 6 inches of topsoil either (i) obtained from the surface soil stockpile or (ii) imported to the site. Areas

to be seeded will be prepared by spreading ground limestone equivalent to 50 percent calcium plus magnesium oxide applied at a rate of 100 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at a rate of 7.5 pounds per 1,000 square feet. Seeding shall be applied with the following seeding mix: Kentucky Bluegrass applied at a rate of 1.72 pounds per 1,000 square feet, Creeping Red Fescue applied at a rate of 1.72 pounds per 1,000 square feet and perennial rye grass applied at a rate of 0.58 pounds per 1,000 square feet for a total application of 4 pounds per 1,000 square feet. The slope shall be stabilized by the installation of Excel SR-1AN biodegradable slope stabilization netting or an equivalent substitute. After seeding, the areas seeded and stabilized with the erosion control blanket shall be anchored. Seeding shall only occur between April 1 and June 15 and August 15 to October 15.

9. Once all seeded areas have been thoroughly stabilized and cut with two cuttings, silt fence and haybales shall be removed. The erosion and sediment control matting will degrade naturally over a period of 12 months.