

APPLICATION OF DEER RUN STABLE, LLC

EXHIBIT LIST

1. Town of Montville Inland/Wetlands Application dated November 18, 2019.
2. Inland Wetlands Application Checklist.
3. Erosion and Sediment Control Checklist.
4. List of Abutting Property Owners.
5. Narrative Description and Construction Sequence relative to the development of a commercial site on property located at 1499 and 1505 Hartford-New London Turnpike (Connecticut Route 85), Montville, Connecticut for a gasoline/convenience store facility.
6. Property owner authorization of Asif Choudhry.
7. Property owner authorization of Deer Run Stable, LLC.
8. Statewide Inland Wetlands & Watercourses Activity Reporting Form.
9. Notice to City of New London Department of Public Utilities dated November 20, 2019.
10. Notice to State of Connecticut Commissioner of Public Health dated November 20, 2019.
11. Report of Demian A. Sorrentino, Certified Planner and Soil Scientist dated November 19, 2019.
12. Project drainage analysis prepared by Angus McDonald/Gary Sharpe & Associates, Inc. dated October 1, 2019.
13. Application submittal letter to Montville Inland Wetlands and Watercourses Commission from Heller, Heller & McCoy dated November 20, 2019.
14. Site Development Plan prepared for Deer Run Stable, LLC 1499 & 1505 Hartford New London Turnpike Oakdale/Montville, Connecticut Date: January 10, 2019 Revisions: 1-23-20 Updated, 2-20-20 Updated, 2-27-20 Per Town Planner, 3-11-20.
15. Plans entitled “Underground Storage Tanks Installation Proposed Filling Station 1499 & 1505 Hartford New London Turnpike Oakdale, CT 06370” dated 12/17/2019 prepared by CMG Environmental Services Engineering Services.
16. Review letter of CLA Engineers, Inc. dated December 11, 2019.

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17. E-mail from Mark Smith to Harry Heller dated December 18, 2019 listing the leak detection safety, monitoring and redundancy features contained in the design of the petroleum storage, transmission and dispensing system.
18. Staff Report dated December 5, 2019.
19. Letter from Heller, Heller & McCoy to Montville Inland Wetlands and Watercourses Commission dated January 14, 2020.
20. Comments from Uncas Health District dated February 11, 2020.
21. Letter from Heller, Heller & McCoy to Montville Inland Wetlands and Watercourses Commission dated February 18, 2020.
22. Review comment correspondence from CLA Engineers, Inc. dated February 17, 2020.
23. Notice of Public Hearing to be held on March 19, 2020 which was published in The Day on March 6, 2020 and March 13, 2020.
24. Correspondence from Montville Inland Wetlands and Watercourses Commission to Attorney Harry B. Heller dated February 27, 2020.
25. Notice of Public Hearing submitted by Heller, Heller & McCoy to the City of New London Department of Public Utilities dated March 2, 2020 with return receipt.
26. Notice of Public Hearing submitted by Heller, Heller & McCoy to the State of Connecticut Commissioner of Public Health dated March 2, 2020 with return receipt.
27. Letter from Heller, Heller & McCoy to Montville Inland Wetlands and Watercourses Commission dated March 17, 2020.
28. Review comments of CLA Engineers, Inc. dated March 20, 2020.
29. Notice of Public Hearing letter to State of Connecticut Commissioner of Public Health dated June 2, 2020 with return receipt.
30. Notice of Public Hearing letter to City of New London Department of Public Utilities dated June 2, 2020 with return receipt.
31. Notice of Public Hearing to be held on June 18, 2020 posted on the Montville website on June 4, 2020.

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32. All agendas.
33. Minutes of all meetings at which the application was discussed.
34. Review comments of Uncas Health District dated April 10, 2020.
35. Building Department review comments revised February 27, 2020 and approved April 4, 2020.
36. Fire Marshal review comments dated April 30, 2020.
37. Report of Demian A. Sorrentino, Certified Planner and Soil Scientist dated June 5, 2020
38. Site Development Plan Drainage Report (6-16-20)- Developed Conditions
39. Site Development Plan add Monitor Well Rev 7/7/2020
40. Proposed Conditions of Approval

**APPLICATION OF DEER RUN STABLE, LLC
TO
TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES
COMMISSION**

**1499 AND 1505 CONNECTICUT ROUTE 85 (HARTFORD ROAD),
MONTVILLE, CONNECTICUT**

PROPOSED CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL APPLY AS FOLLOWS:

1. Authorized representatives of the Town may enter the premises at reasonable times to conduct on-site inspections or routine maintenance.
2. The permittee shall notify the Wetlands Enforcement Officer prior to the commencement of work and upon completion of all site development.
3. If the authorized activity is not completed on or before the expiration date of the permit, all 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 SIXTY-FIVE (65) DAYS PRIOR TO THE AFOREMENTIONED EXPIRATION DATE.**
4. 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 accepts and agrees to comply with the terms and conditions of this permit.
5. This authorization is not transferrable unless written consent of the Inland Wetlands Commission is obtained.
6. In evaluating this application, the Inland Wetlands 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.
7. The permittee shall employ best management practices, consistent with the terms and conditions of this permit, to control stormwater discharges and to prevent erosion and sedimentation and to otherwise prevent pollution of wetlands or watercourses. For information and technical assistance contact the Wetlands Enforcement Officer, in the Planning Department. The permittee shall immediately inform the Planning Department of any problems involving wetlands or watercourses which have developed in the course of, or which are caused by, the authorized work.

8. No equipment or material, including without limitation, fill, construction materials, or debris, shall be deposited, placed or stored within any upland review area on or off-site unless specifically authorized by this permit.
9. 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, 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 the activity effected hereby.
10. All sediment and erosion control measures shall remain in place and be maintained until all disturbed areas are fully stabilized. **TIMELY IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROL MEASURES IS A CONDITION OF THIS PERMIT.**

SPECIFIC CONDITIONS OF APPROVAL APPLY AS FOLLOWS:

- A. The applicant shall install, and permanently maintain, a groundwater monitoring well in the location delineated as “Proposed Monitoring Well” on a plan entitled “Site Development Plan Prepared For Deer Run Stable, LLC 1499 & 1505 Hartford New London Turnpike Oakdale/Montville, Connecticut Date: July 10, 2019 Revisions 1: 1/13/20 Revised Per Comments 1/24/20 Drive, Grading & Wells 2-20-20 Updated 2-27-20 Per Town Planner, 3-11-20, 7-7-20 Add Monitor Well Sheet 3 of 11 Job No. 186333 Angus McDonald Gary Sharpe & Associates, Inc. P.O. Box 608 233 Boston Post Road Old Saybrook, Connecticut 06475 Tel. (860) 388-4671 Fax (860) 388-3962”, which monitoring well shall be installed in accordance with the “Groundwater Monitoring Well Detail” as delineated on said plan.
- B. Commencing on a date prior to the commencement of commercial operations of the gasoline/convenience store facility, the applicant shall cause water withdrawn from the monitoring well to be tested by a certified testing laboratory for semi-volatile and volatile organic compounds. Subsequent to the initial testing of water from the monitoring well, the monitoring well shall be tested on a quarterly basis for the duration of the operation of the gasoline/convenience store facility.
- C. Monitoring well test results shall be provided, within fifteen (15) days subsequent to the date of receipt of such test results, to the Town of Montville Land Use Department and the City of New London Department of Public Utilities.
- D. This approval is based on the July 7, 2020 revision of the Site Development Plan. If the Site Development Plan is modified for any reason, including, but not limited to, permitting proceedings before other boards, commissions, agencies or authorities, which result in any additional regulated activities being conducted, the Applicant shall be required to submit a revised application to the Inland Wetlands Commission for consideration as a condition precedent to the commencement of any construction on the project site.