

APPLICANT INSTRUCTIONS: All applicants must complete this application form. The Commission will notify the applicant of any additional information that may be required and will schedule a Public Hearing if necessary. In addition to the information required, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of this proposal. **PLEASE SUBMIT FOURTEEN (14) COPIES OF THE APPLICATION AND FOURTEEN (14) COPIES OF ANY OTHER DOCUMENTS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE MEETING.**

I. Applicant Information

Name Harlon Dalton
Address 329 Greene Street, Unit 9, New Haven, CT 06511
Tel # (203) 668-0872 Cell # Same
Fax # _____ Email hdalton47@gmail.com

Interest in Property Owner Option Holder Developer Harvester Other Holder of Contingent Purchase and Sale Agreement
 Attach a Written Consent to the proposed activity from the owner if applicant is not the owner Required Not Required

II. Owner Information

Name Brent S Ali Address 294 Forsyth Road, Salem, CT 06420
Tel # _____ Cell # _____
Fax # _____ Email _____

III. Engineer Information

Contact Mark Reynolds
Firm Rob Hellstrom Land Surveying, LLC Address 32 Main Street, Hebron, CT 06248
Tel # (860) 228-9853 Cell # _____
Fax # (860) 228-1360 Email hellstromsurveying@yahoo.com

IV. Attorney Information

Contact Zachary Kohl
Firm Kohl Law Firm, PLLC Address PO Box 29, New London, CT 06320
Tel # (860) 865-0101 Cell # _____
Fax # (860) 746-0330 Email zkohl@kohl.lawfirm.com

V. Property Information

Address of Proposed Activity 67 Kitemaug Road
Assessor's Map and Lot Number 083-025-000
Land Records /Deed Volume: 0581 Page: 0825 Acreage of Property 0.53
Zoning R20

Provide a List of the Names and Mailing Addresses of Adjacent Property Owners (Attach Sheet)



4. Does the application require approval from Uncas Health District? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

5. Does the application require approval from the Public Works Dept? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

6. Does the application require approval from the Town of Montville WPCA? Yes No
- If YES, then a copy of the approval is to be provided to the Commission.

7. Does the application require permits from the following agencies?

			Submission Info
Army Corps of Engineers	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date _____
Department of Environmental Protection	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date _____
Department of Transportation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	Date _____

- If YES, then a copy of the application and all material is to be submitted to said Agency and a copy of the transmittal form is to be provided to the Commission.

8. Does this permit require a State Water Diversion Permit? Yes No

9. Does this permit require a State Dam Permit? Yes No

10. Is this property subject to a Conservation Restriction and/or a Preservation Restriction?

-If YES, attach a copy of certified notice. Yes No

11. If the application is a renewal or modification of an existing permit, is a copy of the original approval included in the documentation package? Yes No

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Montville Inland Wetlands Commission at reasonable times, both before and after the permit in question has been granted by the Commission.

Name *Harlon Dalton* Date *8/8/22*
Property Owner if other than Applicant *Brent Ali* Date *8/8/22*

Inland Wetlands Application

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Zachary A. Kohl
Attorney
zkohl@kohllawfirm.com
kohllawfirm.com



P.O. Box 29
New London, CT 06320
phone: 860.865.0101
fax: 860.746.0330

August 8, 2022

Town of Montville
Inland Wetlands Commission
310 Norwich-New London Turnpike
Uncasville, CT 06382

67 Kitemaug Road, Uncasville- Narrative and Description of Activity

My firm represents Mr. Harlon Dalton in seeking the necessary land use approvals for construction a single-family home and related improvements at 67 Kitemaug Road, Uncasville. The proposal presents minimal activities within outer edge of the upland review area that will have no significant negative impact on the nearby inland wetlands or watercourse. Mr. Dalton's proposal includes activities will be less impactful than those approved by the Inland Wetlands Commission for the site in 2013 under application number 213-IWC-2. Accordingly, the Applicant requests the Commission's approval of his inland wetland application.

The Applicant, Harlon Dalton, proposes to construct a prefabricated, modular single-family home and accessory structure on the existing 0.53 acre building lot. Bounding the property on the west and south is Horton Cove and an unnamed brook. The Inland Wetland Commission previously approved a 3-bedroom single family home with more activity in the upland review area under application number 213-IWC-2. In this application, the Applicant proposed to construct an approximately 276 square foot, prefabricated, modular, single family home plus loft space. The proposal also includes an approximately 192 square foot accessory structure and deck. The accessory structure is intended as a studio/music room/workout room/office. Typical equipment (backhoe, etc.) will be used for installation of the foundation piers, retaining walls, off-site sanitary sewer connection, minimal grading of a driveway, installing a rain garden, and well. The only disturbance activity within the inland wetland and watercourse 50-foot upland review area will be a portion of the grading and construction of the driveway, which constitutes $1,114\pm$ square feet, or $0.03\pm$ acres. No work is proposed in tidal areas and the proposal is exempt from CAM review.

The alternative considered to the regulated activities for the proposed property was to utilize the driveway area approved by the Commission in 2013, which involved more disturbance in the upland review area. The driveway proposed involves only $1,114\pm$ square feet, or $0.03\pm$ acres, of disturbance.

Staked siltfence or hay bales are proposed on the attached site plan for erosion and sedimentation control entitled "IMPROVEMENT LOCATION SURVEY, PREPARED FOR HARLON DALTON, DEPICTING WETLANDS & EXISTING CONDITIONS, 67 KITEMAUG ROAD, MONTVILLE, CONNECTICUT", Sheet 1 of 1, Job No.: 22-118, dated July, 7th, 2022, Scale 1" = 20', by Rob Hellstrom Land Surveying, LLC.

As the designated project leader for the Applicant, please do not hesitate to contact me if you have any questions.

Sincerely,

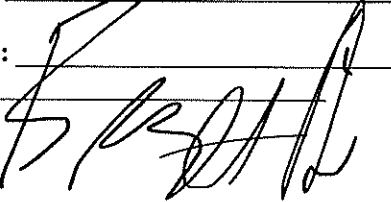
A handwritten signature in black ink, appearing to read "Zachary Kohl". The signature is written in a cursive, flowing style with a large initial "Z".

Zachary A. Kohl, Esq.

Consent

I, Brent S. Ali, am the owner of 67 Kitemaug Road, Uncasville, Connecticut (the "Premises"). I entered into a Land Purchase and Sale Agreement on 6/13/2022 with Harlon Dalton to sell him the Premises. I hereby consent to Harlon Dalton making the necessary applications to local zoning, building and municipal authorities, including but not limited to zoning permits and inland wetland and watercourse permits, to construct a residence, accessory dwelling unit, driveway and related improvements.

Name: **Brent Ali**

Signed: 

Dated:

7/13/2022



0 foot Abutters List Report

Montville, CT
June 06, 2022

Subject Property:

Parcel Number: 083-025-000
CAMA Number: 083-025-000
Property Address: 67 KITEMAUG RD

Mailing Address: ALI BRENT S
67 KITEMAUG RD
UNCASVILLE, CT 06382

Abutters:

Parcel Number: 083-026-000
CAMA Number: 083-026-000
Property Address: 65 KITEMAUG RD

Mailing Address: MONTGOMERY AMY C
65 KITEMAUG RD
UNCASVILLE, CT 06382

Parcel Number: 084-001-000
CAMA Number: 084-001-000
Property Address: 68 KITEMAUG RD

Mailing Address: MOLINARI BRAIN & ANTOINETTE M
68 KITEMAUG RD
UNCASVILLE, CT 06382

Parcel Number: 084-002-000
CAMA Number: 084-002-000
Property Address: 10 ORCHARD DR

Mailing Address: KITEMAUG ORCHARDS ASSOC C/O
TREAS IRENE KARASEVICH
PO BOX 66
UNCASVILLE, CT 063820066

Parcel Number: 084-164-000
CAMA Number: 084-164-000
Property Address: 75 KITEMAUG RD

Mailing Address: DORFF WILLEM
75 KITEMAUG RD
UNCASVILLE, CT 06382

Parcel Number: 084-165-000
CAMA Number: 084-165-000
Property Address: 71 KITEMAUG RD

Mailing Address: CRISTELLO DOMINICK M III
71 KITEMAUG RD
UNCASVILLE, CT 06382



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6/6/2022

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Statewide Inland Wetlands & Watercourses Activity Reporting Form

*Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:
DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106
Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.*

PART I: Must Be Completed By The Inland Wetlands Agency

- DATE ACTION WAS TAKEN: year: _____ month: _____
- ACTION TAKEN (see instructions - one code only): _____
- WAS A PUBLIC HEARING HELD (check one)? yes no
- NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:
(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant

- TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): Montville
does this project cross municipal boundaries (check one)? yes no
if yes, list the other town(s) in which the activity is occurring (print name(s)): _____
- LOCATION (see instructions for information): USGS quad name: Uncasville or number: 87
subregional drainage basin number: 3005-00
- NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): Harlon Dalton
- NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 67 Kitemaug Road
briefly describe the action/project/activity (check and print information): temporary permanent description: Driveway
construction within the 50' upland review area to serve proposed single family home and accessory dwelling unit and related activities
outside upland review area.
- ACTIVITY PURPOSE CODE (see instructions - one code only): B
- ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 9, 12
- WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):
wetlands: 0 acres open water body: 0 acres stream: 0 linear feet
- UPLAND AREA ALTERED (must provide acres): 0.03 acres
- AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0 acres

DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO