Town of Montville Subdivision/Resubdivision Application

22SUB4

Assessors Map 36 **Lot** 005-000 **Acres** 3.709 **Zoning District** R-40 **# of lots** 3
Project address Southwesterly side Old Colchester Road Subdivision Name Watch Hill Builders Subdivision AKA 1108 Old Colchester Rd Map 36 Lot 005-002
Resubdivision only:
Name of original Subdivision N/A
Date of Commission Approval N/A
Property owner name Watch Hill Builders, LLC
Property owner address 183 Quarry Road, Milford, Connecticut 06460
Applicant name Watch Hill Builders, LLC
Applicant address 183 Quarry Road, Milford, Connecticut 06460
Applicant:
Telephone (203) 410-5353 Fax n/a Email jcdamato2@gmail.com
Engineer name: Bennett & Smilas Associates, Inc.
Telephone (860) 345-4553 Fax (860) 345-3858
Email mbennett@bennettandsmilas.com
Lawyer name: Heller, Heller & McCoy
Telephone (860) 848-1248 Fax (860) 848-4003
Email hheller@hellermccoy.com

Regulated wetlands	☒ yes	☐ no	
Public water supply watershed	☐ yes	☒ no	
Community well system	☐ yes	☒ no	
Flood plain	☐ yes	☒ no	Flood zone C
Municipal water	☐ yes	☒ no	
Individual well	☒ yes	☐ no	
Subsurface sewage disposal	☐ yes	☒ no	
Municipal sewer	☒ yes	☐ no	
Coastal management area	☐ yes	☒ no	
Ct General Stormwater Quality permit	☐ yes	☒ no	
Army Corps of Engineers	☐ yes	☒ no	
Water diversion permit	☐ yes	☒ no	
Dam permit	☐ yes	☒ no	
Subject to a conservation restriction and/or a preservation restriction	☐ yes	☒ no	
State Traffic Commission permit	☐ yes	☒ no	
DOT encroachment permit	☐ yes	☒ no	
Waiver requested	☐ yes	☒ no	

Regulation section: _____
Erosion & sediment control bond $2,500.00 per lot
Performance/Road bond $n/a

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SEP 09 2022
By 22 SUB 4

The subdivision application must be submitted with the following approvals and or documents if applicable:

☒ Permit from the Inland Wetlands & Watercourses Commission or subdivision sign off **(in permitting – subdivision review only, no regulated activities)**
☒ Approval letter from the Water Pollution Control Authority
☐N/A Approval letter from the appropriate Water Authority
☐N/A Approval letter from the Uncas Health District
☐N/A Bond estimate
☒ Erosion & sediment control narrative
☐N/A Drainage calculations
☐N/A State of Ct. Real Estate Conveyance Tax Return – OP236
☐N/A Transfer of Title Deed
☐N/A State of Ct. DOT District II approval
☐N/A Copy of Ct. Department of Health notification if project is within a public water supply watershed

WATCH HILL BUILDERS, LLC

Applicant Signature By:_____ Date: 9/7/22
John C. D'Amato, Jr., its Member

WATCH HILL BUILDERS, LLC

Owner Signature By:_____ Date: 9/7/22
John C. D'Amato, Jr., its Member

AUTHORIZATION

WATCH HILL BUILDERS, LLC, the owner of real property situated on the southwesterly side of Old Colchester Road in the Town of Montville, County of New London and State of Connecticut hereby authorizes the law firm of Heller, Heller & McCoy and the surveying firm of Bennett & Smilas Associates, Inc. to represent its interests in all proceedings before the Town of Montville Planning and Zoning Commission in conjunction with a proposed three (3) lot residential subdivision in accordance with plans entitled "Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheets: 1 of 4 to 4 of 4 Dwg. No.: 1-4 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

Dated at Montville, Connecticut this 7th day of September, 2022.

WATCH HILL BUILDERS, LLC

By: _____
John C. D'Amato, Jr., its Member

APPLICATION OF WATCH HILL BUILDERS, LLC ("APPLICANT")
TO
TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION

SOUTHWESTERLY SIDE OF OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT

PROJECT AND CONSTRUCTION SEQUENCING NARRATIVE

DATE: SEPTEMBER 1, 2022

PROJECT OVERVIEW

The Applicant is the owner of a 3.709 acre parcel of land located on the southwesterly side of Old Colchester Road in the Town of Montville, Connecticut (the "Property"). The Property is encumbered by two (2) separate and distinct wetland systems as are more particularly delineated by Wetland Flags 305 – 313 and Wetland Flags 325 – 332 as shown on a map entitled "Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet 1 of 4 Dwg. No.: 1 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

The Applicant is proposing to subdivide the property into three (3) single family residential building lots. The Property is located in an R-40 zoning district and the proposed subdivision initiative contemplates the creation of two (2) standard lots; i.e. Lot 1 and Lot 3 and one interior lot; i.e. Lot 2, each as depicted on a plan entitled "Record Subdivision Map Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet 2 of 4 Dwg. No.: 2 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

Each of the proposed building lots in the subdivision will be served by an on-site potable water supply well and will interconnect to the Town of Montville municipal sewer system in Old Colchester Road for the discharge of sanitary waste from the dwelling houses on each lot.

The proposed development scheme for the project is depicted on a plan entitled "Site Development Plan Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheet 3 of 4 Dwg. No.: 3 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858" (the "Lot Development Plan").

As depicted on the Lot Development Plan, the Applicant is not proposing any activities either in regulated inland wetlands or watercourses or in upland review areas adjacent to inland wetlands and watercourses in conjunction with the development of any of the three lots proposed in the three lot residential subdivision. The instant application is submitted to the Town of Montville Inland Wetlands and Watercourses Commission for a subdivision review pursuant to

the provisions of Section 8-26 of the Connecticut General Statutes. The Applicant requests that the Town of Montville Inland Wetlands and Watercourses Commission review the proposed development scheme for the project and submit a letter to the Town of Montville Planning and Zoning Commission indicating that this review application has been submitted for consideration and that the development of the Property as depicted on the Lot Development Plan, does not require any regulated activity permit from the Town of Montville Inland Wetlands and Watercourses Commission.

Wetlands on the project site were delineated by R. Richard Snarski, Soil Scientist in 1998. In formulating the design of the subdivision of the Property, the Applicant's consultants were charged with the following mission:

(a) To avoid, to the maximum extent possible, any direct impacts to wetlands, watercourses and environmental resources located on the Property and to avoid activities in the upland review area adjacent to all wetlands on the project site.

(b) To provide adequate buffering to the wetland and watercourse resources located on and immediately adjacent to the Property.

(c) To provide housing units which will represent a good value to the public.

As depicted on the Lot Development Plan, slopes are gentle across the entire project parcel. By incorporating a robust erosion and sediment control plan into the vernacular of the project, the Applicant represents that it will be able to achieve the goals enunciated above in avoiding all direct impacts to inland wetlands and watercourses and to mitigate any indirect impacts resulting from development activities outside of the limits of the upland review area.

It is anticipated that development of this project will commence within thirty (30) days after the date of filing for record the subdivision plan in the Montville, Connecticut Land Records and that the development will be completed in eighteen (18) months.

SOIL CHARACTERISTICS:

The Property contains a mix of upland and wetland soils. A delineation of the soil and wetland resource characteristics on the Property is as follows:

UPLAND SOILS:

A. **WxB – Woodbridge Fine Sandy Loam 3 – 8% Slopes.** This gently sloping, moderately well-drained soil is found on drumloidal, glacial till, upland landforms. Mapped areas are dominantly irregular in shape and mostly 2 to 40 acres. Included with this soil in mapping are small areas of well-drained Montauk and Paxton soils, moderately well-drained Rainbow and Sutton soils, and poorly drained Ridgebury soils. Also included are many small areas that have a loamy sand substratum. Included areas make up about 15% of this mapped unit. The soil stratification of the Woodbridge soil is as follows:

0" – 6" Very dark brown fine sandy loam; weak fine granular structure; friable; common fine and medium roots; 5% rock fragments; strongly acid; abrupt wavy boundary.

6" – 14" Dark yellowish brown fine sandy loam; weak fine subangular blocky structure; friable; few fine and medium roots; 15% rock fragments; strongly acid; gradual wavy boundary.

14" – 18" Dark yellowish brown fine sandy loam; few fine distinct strong brown mottles; weak medium subangular blocky structure; friable; few fine roots; 15% rock fragments; strongly acid; gradual wavy boundary.

18" – 24" Light olive brown fine sandy loam; common fine distinct strong brown mottles and common fine faint light brownish gray mottles; weak medium subangular blocky structure; friable; few fine roots; 15% rock fragments; strongly acid; clear wavy boundary.

24" – 28" Grayish brown sandy loam; common medium distinct strong brown mottles; weak medium subangular blocky structure; friable; 5% rock fragments; strongly acid; clear wavy boundary.

28" – 60" Olive sandy loam; weak medium platy structure; very firm; brittle; 10% rock fragments; strongly acid.

B. **PdB – Paxton and Montauk Very Stony Fine Sandy Loams, 3 – 8% Slopes.** These gently sloping, well-drained soils are found on drumloidal, glacial till, upland landforms. Stones and boulders cover 1 to 8% of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 50 acres. The mapped acreage of this undifferentiated group is about 45% Paxton soil, 40% Montauk soil and 15% other soils. Mapped areas consist of Paxton soil or Montauk soil or both. These soils were mapped together because there are no major differences in use and management.

The Montauk soils are found near well-drained Canton, Charlton and Paxton soils, moderately well-drained Woodbridge soils, and poorly drained Ridgebury soils.

The soil stratification for the Montauk soil is as follows:

0" – 7" Very dark grayish brown fine sandy loam; weak medium granular structure; friable; common fine roots; 10% rock fragments; strongly acid; abrupt wavy boundary.

7" – 15" Dark yellowish brown fine sandy loam; weak medium subangular blocky structure; friable; common fine roots; 10% rock fragments; strongly acid; gradual wavy boundary.

15" – 23" Yellowish brown sandy loam; weak medium subangular blocky structure; friable; few fine roots; 10% rock fragments; strongly acid; clear wavy boundary.

23" – 32" Brown loamy sand; massive; friable; few fine roots; 10% rock fragments; strongly acid; gradual wavy boundary.

32" – 38" Grayish brown loamy sand; weak thick platy structure; firm, brittle; few fine roots; 10% rock fragments; strongly acid; clear wavy boundary.

38" – 60" Grayish brown loamy sand; weak thick platy structure; very firm, brittle; 10% rock fragments; strongly acid.

Paxton soils are found in the drainage sequence on the landscape with moderately well-drained Woodbridge soils, poorly drained Ridgebury soils and very poorly drained Whitman soils. They are near somewhat excessively drained Hollis soils and well-drained Montauk, Charlton and Canton soils.

The soil stratification of the Paxton soil is as follows:

0" – 8" Very dark grayish brown fine sandy loam; weak medium granular structure; friable; fine and medium roots; 10% rock fragments; medium acid; clear wavy boundary.

8" – 16" Dark yellowish brown fine sandy loam; weak coarse subangular blocky structure; friable; few fine roots; 10% rock fragments; medium acid; gradual wavy boundary.

16" – 23" Yellowish brown fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; 10% rock fragments; medium acid; gradual wavy boundary.

23" – 27" Light olive brown fine sandy loam; weak medium subangular blocky structure; friable; few fine roots; 10% rock fragments; medium acid; clear wavy boundary.

27" – 45" Olive brown fine sandy loam; weak thick platy structure; very firm; brittle; 15% rock fragments; strongly acid; gradual wavy boundary.

45" – 60" Olive brown fine sandy loam; weak thick platy structure; firm; brittle; 15% rock fragments; strongly acid.

WETLAND SOILS

Ridgebury, Leicester and Whitman Soils. These nearly level, poorly drained and very poorly drained soils are found in drainageways and depressions of glacial till upland hills, ridges, plains and drumloidal landforms. Stones and boulders cover 8 to 25 percent of the surface.

Mapped areas are long and narrow or irregular in shape and mostly 2 to 40 acres. Slopes range from 0 to 3 percent. The mapped acreage of this undifferentiated group is about 35 percent Ridgebury soil, 30 percent Leicester soil, 20 percent Whitman soil and 15 percent other soils. Some mapped areas consist of one (1) of these soils, and other areas consist of 2 or 3. These soils were mapped together because there are no major differences in use and management.

The Ridgebury soil has a black, fine sandy loam surface layer 4 inches thick. The subsoil is gray and brown, mottled fine sandy loam 16 inches thick. The substratum is very firm, brittle, grayish brown, mottled sandy loam to a depth of 60 inches or more. The Leicester soil has a very dark gray, fine sandy loam surface layer 6 inches thick. The subsoil is dark grayish brown, grayish brown and pale olive, mottled fine sandy loam 26 inches thick. The substratum is light olive gray, mottled gravelly fine sandy loam to a depth of 60 inches or more. The Whitman soil has a black, fine sandy loam surface layer 9 inches thick. The subsoil is dark grayish brown, mottled fine sandy loan 7 inches thick. The substratum is very firm, brittle, grayish brown, mottled fine sandy loam to a depth of 60 inches or more. Included with these soils on the landscape are small areas of moderately well drained Rainbow, Sutton and Woodbridge soils and very poorly drained Adrian and Palms soils. The Ridgebury soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is very slow or slow. The Leicester soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid. Runoff is very slow or slow. The Whitman soils have a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is very slow.

The soil stratification for the Ridgebury soil is as follows:

0" – 1"	Partly decomposed leaves.
1" – 4"	Black fine sandy loam; weak medium granular structure; friable; common fine roots; 5% rock fragments; strongly acid; clear wavy boundary.
4" – 13"	Gray fine sandy loam; common medium distinct strong brown mottles and common, medium faint yellowish-brown mottles; massive; friable; 5% rock fragments; strongly acid; gradual wavy boundary.
13" – 20"	Brown fine sandy loam; many medium distinct yellowish-brown mottles and few fine faint grayish brown mottles; massive; friable; firm in place; 10% rock fragments; slightly acid; clear wavy boundary.
20" – 60"	Grayish brown sandy loam; few fine faint yellowish brown mottles; massive; very firm, brittle; 5% rock fragment; slightly acid.

The soil stratification of the Leicester soil is as follows:

0" – 2"	Decomposed leaves.

2" – 6"	Very dark gray fine sandy loam; weak fine granular structure; very friable; few fine and medium roots; 5% rock fragments; very strongly acid; abrupt smooth boundary.
6" – 12"	Dark grayish brown, fine sandy loam; few fine faint yellowish-brown mottles and many medium distinct light brownish gray mottles; weak medium subangular blocky structure; very friable; few medium roots; 5% rock fragments; strongly acid; clear wavy boundary.
12" – 24"	Grayish brown, fine sandy loam; few medium distinct yellowish-brown and dark grayish brown mottles; weak medium subangular blocky structure; friable; 10% rock fragments; strongly acid; gradual wavy boundary.
24" – 32"	Pale olive fine sandy loam; many coarse distinct yellowish-brown mottles; weak medium subangular blocky structure; friable; 15% rock fragments; strongly acid; gradual wavy boundary.
32" – 60"	Light olive gray gravelly fine sandy loam; many medium distinct yellowish-brown mottles; massive; friable; 25% rock fragment; strongly acid.

The soil stratification of the Whitman soil is as follows:

0" – 1"	Decomposed leaf litter.
1" – 9"	Black fine sandy loam; weak medium granular structure; friable; common fine and medium roots; strongly acid; abrupt wavy boundary.
9" – 16"	Dark grayish brown fine sandy loam; few fine faint yellowish brown mottles; weak medium subangular blocky structure; friable; few fine roots; 5% rock fragments; medium acid; clear wavy boundary.
16" – 22"	Grayish brown, fine sandy loam; common medium distinct strong brown/brownish gray mottles; moderate medium platy structure; very firm, brittle; 5% rock fragments; slightly acid; gradual wavy boundary.
22" – 60"	Grayish brown fine sandy loam; common medium distinct strong brown mottles and few medium faint light brownish gray mottles; massive; firm, brittle; 5% rock fragments; slightly acid.

GENERAL PROCEDURES

1. Prior to conducting any construction activities on the Property, the Applicant shall meet with the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to discuss and agree upon the method of installation and maintenance of erosion and sediment control measures during construction.

2. Subsequent to the meeting described in Paragraph 1 of the General Procedures Section of this Narrative, the Applicant's land surveyor shall delineate in the field the limits within which construction activities shall occur and will further designate the location for installation of all erosion and sediment control measures as delineated on the Lot Development Plan.

3. Upon agreement of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, the Applicant shall install erosion control devices and measures as delineated on the Lot Development Plan and as formulated at the meeting required pursuant to the provisions of Paragraph 1 of the General Procedures Section of this Narrative.

4. At such time as all erosion and sediment control measures have been installed in accordance with the Plan, and in accordance with the requirements of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer enunciated at the meeting described in Paragraph 1 of the General Procedures Section hereof, the Applicant shall contact the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer to perform an on-site inspection of said erosion and sediment control measures. In no event shall soil disturbance occur, or the Applicant engage in other construction activities other than clearing, until such time as the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer have reviewed and approved the installation of all erosion and sediment control measures.

5. All erosion and sediment control measures shall be inspected at least weekly while construction is ongoing, and after every storm event resulting in a discharge and repaired and maintained as necessary.

6. If any erosion or sediment control measure fails or is not installed or maintained in accordance with the Lot Development Plan or the directives of the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, the Applicant shall be required to cease all construction activities on the lot on which construction is ongoing until such time as said erosion and sediment control measures have been installed in accordance with the Lot Development Plan or the directives of the Montville Wetlands Enforcement Officer or 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.

7. John C. D'Amato, Jr. of 106 Watch Hill Road, Westerly, Rhode Island 02891; telephone: (203) 410-5353; E-mail: jcdamato2@gmail.com shall be the party responsible for compliance with all erosion and sediment control measures in conjunction with all construction activities on the project site.

8. It is anticipated that construction of the project will commence during the late Fall of 2022 and continue sequentially until all three (3) building lots in the Project have been absorbed by the market. It is anticipated that the total construction phase will accommodate approximately eighteen (18) months.

9. During the stabilization period (after construction on each lot has been completed but prior to certification of approval by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer for the removal of erosion and sediment control measures), all erosion and sediment control measures shall be maintained in proper working order. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a weekly basis during the stabilization period and after each storm occurrence resulting in a discharge.

10. During the stabilization period, any erosion which occurs shall be immediately repaired by the Applicant, reseeded with the seeding mixes set forth in the Construction Sequencing Sections of this Narrative and restabilized.

11. Once stabilization has been completed, and certification thereof obtained in writing from the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, all erosion and sediment control measures shall be removed by the Applicant.

CONSTRUCTION SEQUENCING – INDIVIDUAL LOT DEVELOPMENT (NO REGULATED ACTIVITIES)

1. The Applicant shall clear, but not grub, within the limits of clearing delineated for each lot on the Plan.

2. The Applicant shall remove the surface soil from the area for the construction of the construction entrance for each lot as delineated on the Plan.

3. The Applicant shall install a construction entrance to each lot in accordance with the "Construction Entrance" Detail delineated on a plan entitled "Construction Notes and Details Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: As Shown Sheet 4 of 4 Dwg. No.: 4 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

4. The Applicant shall install a single row of silt fence at the down gradient limits of disturbance on each individual lot, installed in accordance with the "Placement & Construction of Synthetic Filter Barrier" detail as depicted on Sheet 4 of 4 of the project plans.

5. Upon the completion of installation of erosion and sediment control measures, the Applicant, or its successor, as the case may be, 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 anti-tracking pad, no 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.

6. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard and driveway. Surface soil shall be retained on the lot for eventual use in the

stabilization of disturbed areas. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around each 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 each lot, stumps 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. No stumps shall be buried on site.

7. The cellar hole shall be excavated. Sufficient material shall be retained on site for backfilling the foundation. Additional material shall be transported from the site.

8. Footings shall be poured in the cellar hole and thereafter, foundation walls shall be poured subsequent to the approval of the footings by the Building Official of the Town of Montville.

9. Upon completion of the construction of the foundation, footing drains shall be installed.

10. The area for the installation of the sewer lateral from the house to the Montville municipal sewer system in Old Colchester Road shall be excavated. Bedding, in accordance with the requirements of the Town of Montville Water Pollution Control Authority shall be installed in the utility trench and compacted. The sewer lateral shall be installed and interconnected to the sewer main in Old Colchester Road. The utility trench shall be backfilled with a minimum of 12" of bedding material over the sewer lateral and thereafter completely backfilled with native material.

11. Upon completion of installation of the footing drains, the foundation and footings shall be backfilled with stored material.

12. Construction of the dwelling house shall be completed.

13. Upon the completion of construction of improvements, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. 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 15 pounds per 1,000 square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of 20 pounds per acre, Creeping Red Fescue applied at a rate of 20 pounds per acre and Perennial Ryegrass applied at a rate of 5 pounds per acre for a total application of 45 pounds per acre. After seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of 70 pounds per 1,000 square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.

14. Once all seeded areas have been thoroughly stabilized and cut with two cuttings, erosion and sediment control measures shall be removed.

HELLER, HELLER & McCOY

Attorneys at Law

736 Norwich-New London Turnpike
Uncasville, Connecticut 06382

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William E. McCoy (bmccoy@hellermccoy.com)

Mary Gagne O'Donal (mgodonal@hellermccoy.com)
Andrew J. McCoy (amccoy@hellermccoy.com)

Telephone: (860) 848-1248
Facsimile: (860) 848-4003

September 7, 2022

Town of Montville Planning and Zoning Commission
Attention: Ms. Elizabeth Burdick, Director of Planning
310 Norwich-New London Turnpike
Uncasville, CT 06382

Re: Proposed 3 lot subdivision of Watch Hill Builders, LLC
Southwesterly side Old Colchester Road, Montville, Connecticut

Dear Liz:

I submit herewith, on behalf of our client, Watch Hill Builders, LLC, a subdivision application for approval of a three (3) lot subdivision of property located on the southwesterly side of Old Colchester Road in the Town of Montville.

Submitted herewith and constituting the application for subdivision approval are the following:

1. Original and nine (9) copies of the Subdivision Application.

2. Original and nine (9) copies of the Subdivision Checklist.

3. Authorization signed by Watch Hill Builders, LLC authorizing the law firm of Heller, Heller & McCoy and the surveying firm of Bennett & Smilas Associates, Inc. to act as its agent in all proceedings before the Town of Montville Planning and Zoning Commission with respect to said subdivision application.

4. Draft Joint Driveway Easement and Maintenance Agreement for proposed Lots 2 and 3 as depicted on the subdivision plan.

5. Ten (10) prints of the subdivision plan entitled "Property and Topographic Survey Land Now Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022 Scale: 1" = 40' Sheets: 1 of 4 to 4 of 4 Dwg. No.: 1-

4 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858".

6. Ten (10) copies of the Project Narrative including the project overview, soil classifications, general procedures and construction sequencing narrative.

7. Our client's check in the amount of $210.00 payable to "Town of Montville" representing payment of the application fee for the subdivision application.

Request is hereby made that this matter be placed on the agenda of the next regularly scheduled meeting of the Town of Montville Planning and Zoning Commission on September 27, 2022.

Should you have any questions concerning the application or need any additional information, please feel free to contact the undersigned.

Very truly yours,

Harry B. Heller

HBH/rmb
enclosure