

MEMORANDUM FOR THE RECORD
APPLICATION# 22 IWC 21
REGULAR MEETING – THURSDAY, OCTOBER 20, 2022
Prepared by Meredith Badalucca, Zoning & Wetlands Officer

Applicant: Watch Hill Builders, LLC
Property Owner: Watch Hill Builders, LLC
Address: 1108 Old Colchester Road (M/B/L 036-005-002), Oakdale, CT
Submitted: September 9, 2022
Date Received by IWC: September 15, 2022 *(DRD 11/19/2022, Tabled until 10/20/22)*

Applicant Requests: The applicant is requesting a favorable recommendation/report from the Commission to the Planning & Zoning Commission for a 3-Lot subdivision with no regulated activities in accordance with CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse) and as required by Section 3.4.2 of the Montville Subdivision regulations.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 SF
Upland Review Disturbance Area	0 SF

STAFF COMMENTS

In Review from 9-15-22 meeting:

- The site consists of 3.709 acres (161,564 SF) located in the R-40 zoning district with about 575.55 feet of frontage on Old Colchester Road and contains about 0.801 acres (34,891 SF) of delineated inland wetlands.
- The applicant proposes to divide the existing lot to create (3) new single family residential lots with on-site wells & municipal sewer and associated site improvements. The 3 lots will range in size from 41,272 SF to 69,251 SF. Two of the lots will share a common driveway from Old Colchester Road and the other lot will be accessed from a private driveway from Old Colchester Road.
- There is no regulated upland or wetlands activity proposed as part of this development.
- The property to be subdivided is shown on a plan entitled “Property and Topographic Survey Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022”.
- Wetlands on this project were delineated by R. Richard Snarski, Soil Scientist in 1998. The property contains a mix of upland and wetland soils as described in the applicant’s narrative.

TOWN SOIL SCIENTIST COMMENTS:

In Review from 9-15-22 meeting.

1. The plans indicate that the wetlands were delineated in 1998. The applicant should have the soil scientist confirm that the delineation depicted is still accurate.
2. The plans indicate that the houses will be served by sewer. If dewatering of trenches may be needed, show a dewatering detail.
3. Add woodchips to the silt fence detail.
4. Specify a seed mix for vegetative stabilization.
5. Specify silt sack for the nearby catch basins.

NEW STAFF COMMENTS:

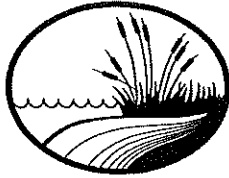
- Revised plans dated 9/27/22 were received on 10/13/22 that addressed the town soil scientist’s comments per his letter dated 10/18/22.
- A letter was received from R. Richard Snarski, dated October 7, 2022, stating he reviewed the wetland boundary which was numbered with wetland flags 306 to 322 and 325 to 330. The wetland boundary is the same which he previously delineated.
- A letter dated October 10, 2022 was received from David J. Held, P.E., L.S. addressing the drainage impacts and addition of rain gardens to each lot.
- While there is no proposed activity in the regulated upland area or wetlands, the limits of clearing, silt fence and the proposed well location on Lot 2 are close to the 50’ URA. Subsequently, each lot may require an IWC permit based on the site plan submitted with the zoning permit application.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to send a favorable report for this 3-Lot Subdivision application to the PZC, the following language for a motion of approval is suggested:

M O T I O N # 1 (A Motion to Approve)

After giving due consideration to all relevant factors, including those in the CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse), Montville Subdivision Regulations Section 3.4.2 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I move that the Commission forward a favorable recommendation/report to the Montville Planning & Zoning Commission for Application # 22 IWC 21, submitted by Applicant/Owner: Watch Hill Builders, LLC for a three (3)-lot subdivision of 1108 Old Colchester Road (036-005-002), Oakdale, CT, as more fully described in the application & supporting documents dated 9/7/22 and a plan entitled “Property and Topographic Survey, Land Now or Formerly Watch Hill Builders, LLC, Old Colchester Road, Montville, CT Date: July 27, 2022, Revised September 27, 2022” due to no regulated activities.



NEW ENGLAND ENVIRONMENTAL SERVICES
Wetland Consulting Specialists Since 1983

October 7, 2022

Mr. Michael J. Bennett, L.S.
Bennett & Smilas Associates
415 Killingworth Road
P.O. Box 241
Higganum, CT 06441-0241

Re: Watch Hill Builders, LLC
Old Colchester Road
Montville, Connecticut

Dear Mr. Bennett:

On October 3, 2022, I reviewed the wetland boundary in the field which I previously delineated on a portion of the property of Watch Hill Buildings, LLC, located on Old Colchester Road in the Town of Montville.

I reviewed the wetland boundary which was numbered with wetland flags 306 to 322 and 325 to 330. The wetland boundary is the same which I previously delineated.

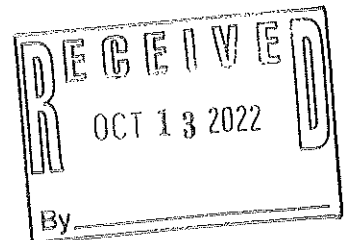
If you have any questions, feel free to contact me.

Respectively Submitted,

New England Environmental Services

R. Richard Snarski
Professional Wetlands Scientist #1391
Registered Professional Soil Scientist
Consulting Botanist

RRS/srh



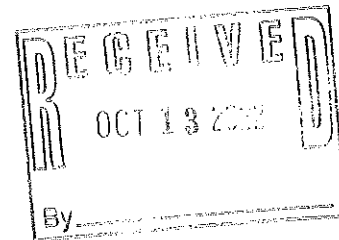
Provost & Rovero, Inc.

Civil Engineering • Surveying • Site Planning • Structural • Mechanical • Architectural Engineering

P.O. Box 191
57 East Main Street
Plainfield, CT 06374

Telephone (860) 230-0856
Fax (860) 230-0860
www.prorovinc.com

October 10, 2022



Harry B. Heller
Heller, Heller & McCoy
736 Norwich-New London Turnpike
Uncasville, CT 06382

**RE: Watch Hill Builders, LLC – 3 Lot Subdivision – Old Colchester Road – Montville, CT
P&R Job No. 213075**

Dear Mr. Heller:

In preparing the site development plans for the above referenced subdivision, I have also reviewed the field conditions on and around the subject property to review the potential for storm drainage impacts associated with the proposed construction of the two driveways and three houses. Additionally, I have attached sizing calculations for rain gardens to be installed with the construction of houses on each of the three lots. These rain gardens will provide for water quality renovation through stormwater infiltration and bioremediation with the proposed plantings. While not specifically designed to provide stormwater detention or peak flow control, these rain gardens will provide some degree of peak flow reduction by retaining the first inch of runoff from the impervious roof surfaces.

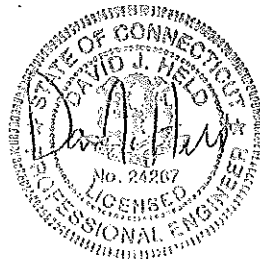
The project frontage on Old Colchester Road includes a gentle swale off the edge of pavement which conveys roadway runoff to catch basins located easterly and westerly of the proposed driveways. Each driveway will include a culvert adjacent to the road to maintain positive drainage flow to these catch basins. The proposed lot and driveway grading will not have a significant effect on drainage patterns which would impact Old Colchester road or the existing catch basins.

If you have any questions or need additional information, please do not hesitate to contact us at your convenience.

Sincerely,

A handwritten signature in cursive script that reads "David J. Held".

David J. Held, P.E., L.S.
Provost & Rovero, Inc.



Provost & Rovero, Inc.

P.O. Box 191, 57 East Main Street Plainfield, CT 06374

Telephone (860) 230-0856

Fax (860) 230-0860

Job: 213075 - Demand

Sheet No. 1 of

Calculated by: DJH Date: 10/10/22

Checked by: Date:

Scale: Rain garden sizing

LOT 1

$$\text{Impervious Area} = 1,184 \text{ ft}^2$$

Retain 1" rainfall from impervious area

$$\text{Required Volume} = (1,184 \text{ ft}^2) (1"/12) = 99 \text{ ft}^3$$

$$\text{Proposed Volume} = 142 \text{ ft}^3$$

LOT 2

$$\text{Impervious Area} = 1,380 \text{ ft}^2$$

Retain 1" rainfall from impervious area

$$\text{Required Volume} = (1,380 \text{ ft}^2) (1"/12) = 115 \text{ ft}^3$$

$$\text{Proposed Volume} = 142 \text{ ft}^3$$

LOT 3

$$\text{Impervious Area} = 1,380 \text{ ft}^2$$

Retain 1" rainfall from impervious area

$$\text{Required Volume} = (1,380 \text{ ft}^2) (1"/12) = 115 \text{ ft}^3$$

$$\text{Proposed Volume} = 142 \text{ ft}^3$$

CLA Engineers, Inc.

Civil • Structural • Survey

317 MAIN STREET • NORWICH, CT 06360 • (860) 886-1966 • (860) 886-9165 FAX

October 18, 2022

Meredith Badalucca
Zoning & Wetlands Officer
Town of Montville
310 Norwich New London Tpke
Uncasville, CT 06382

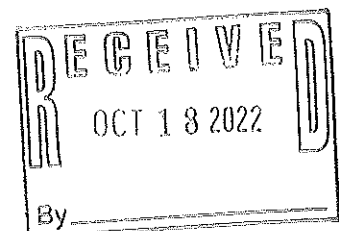
RE: Old Colchester Road Subdivision
CLA-7064T

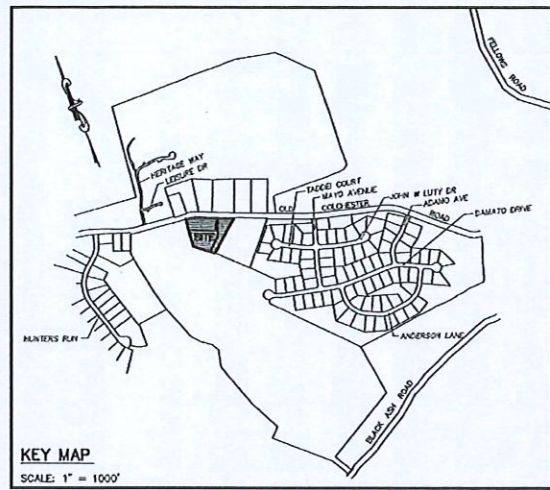
Dear Ms. Badalucca:

We have reviewed the revised plans dated 9/27/22, and received 10/14/22 via email, submitted for the proposed 3-lot subdivision of land on Old Colchester Road. We previously provided comments on the original submittal via email to you on 9/20/22. The applicant has properly addressed all previous comments and we have no further comments regarding inland wetlands issues.

Very truly yours,

Robert C. Russo CSS



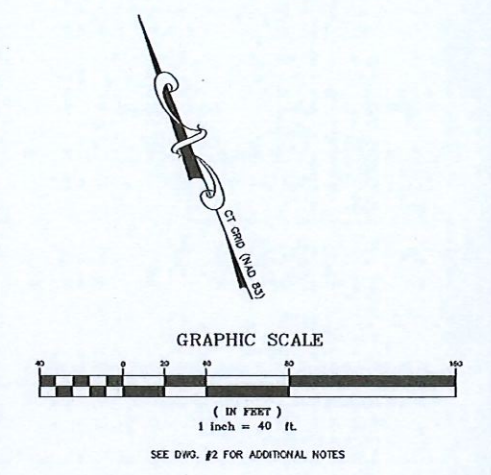


- LEGEND**
- PROPERTY/STREET LINE
 - MON CONCRETE MONUMENT
 - PIN/FP/DH IRON PIN/IRON PIPE/DRILLHOLE
 - PROPOSED IRON PIN
 - EASEMENT LINE
 - STREAM
 - INLAND WETLANDS
 - WETLAND REGULATED AREA
 - WETLAND/MARSH
 - ▲ LOT 1 LOT NUMBER
 - STONE WALL
 - EXISTING CHAIN LINK FENCE
 - SETBACK LINE
 - EXISTING CONTOUR
 - EXISTING STORM SEWER, CATCH BASIN
 - EXISTING SEWER, MANHOLE
 - EXISTING GAS MAIN
 - PROPOSED CONTOUR
 - PROPOSED SILT FENCE
 - PROPOSED SANITARY LATERAL
 - PROPOSED ROOF DRAIN
 - PROPOSED FOOTING DRAIN
 - PROPOSED WELL

ZONING DATA CHART

ZONING DISTRICT: R-10, RESIDENCE	REQUIRED	PROPOSED		
		LOT 1	LOT 2	LOT 3
MINIMUM LOT AREA	40,000 S.F.	41,272 S.F.	65,501 S.F.	51,048 S.F.
MINIMUM FRONTAGE	150'	185.00'	25.00'	365.55'
MINIMUM FRONT YARD	40'	48.5'	83.1'	62.3'
MINIMUM SIDE YARD	15'	27.0'	45.9'	32.0'
MINIMUM REAR YARD	40'	331.7'	124.3'	61.8'
MAXIMUM HEIGHT	35'	<35'	<35'	<35'
MAXIMUM BUILDING COVERAGE	15%	2.9%	2.1%	2.7%

NOTES:



BENNETT & SMILAS ASSOCIATES, INC.
 415 KILLINGWORTH ROAD, P.O. BOX 241
 HICOGANUM, CONNECTICUT 06441
 (860) 346-6663 FAX (860) 346-9869

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.
 MICHAEL J. BENNETT
 R.L.S. #10351

SEAL
 THE ENGINEER SEAL OF THIS PROJECT HAS BEEN AFFIXED HERE FOR THIS MAP TO BE VALID.
 MICHAEL J. BENNETT, L.S. No. 10351

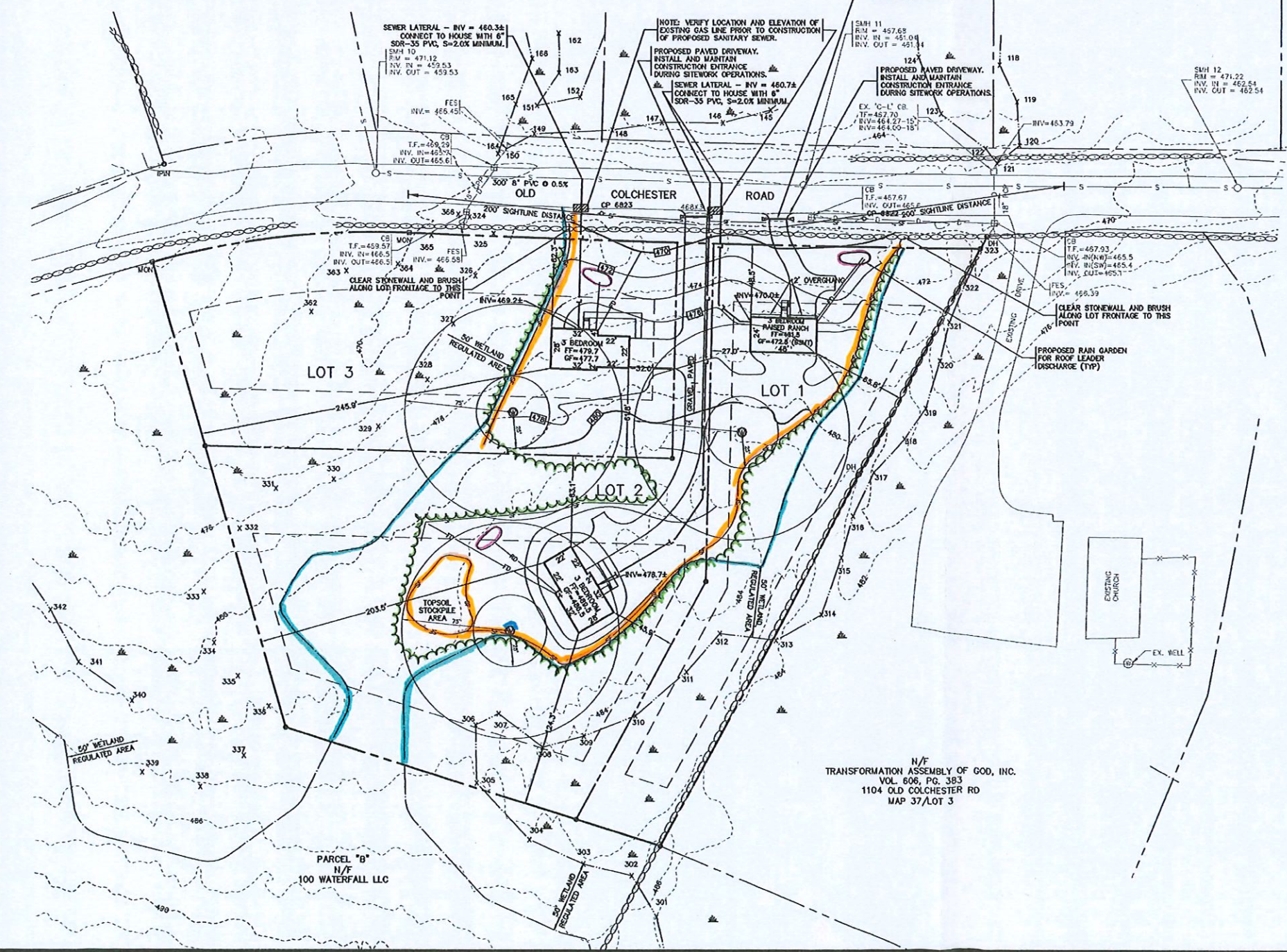


10/11/2022

SITE DEVELOPMENT PLAN
 LAND NOW OR FORMALLY
 WATCH HILL BUILDERS, LLC
 OLD COLCHESTER ROAD, MONTVILLE, CT

DATE: JULY 27, 2022
 SCALE: 1"=40'
 SHEET: 3 OF 5
 DWG. NO.: 3

- SITE DEVELOPMENT & CONSTRUCTION NOTES:**
- INDIVIDUAL PLOT PLANS SHALL BE SUBMITTED TO THE TOWN AND UNCS HEALTH DISTRICT AT THE TIME OF LOT DEVELOPMENT.
 - SILT SACK DEVICES SHALL BE INSTALLED ON ALL CATCH BASINS ALONG THE PROJECT FRONTAGE AND SHALL BE MAINTAINED UNTIL EACH LOT HAS BEEN PERMANENTLY STABILIZED.
 - IF DEWATERING OF UTILITY TRENCHES IS REQUIRED, A PROPERLY SIZED PUMP OUTLET SETTLING BASIN SHALL BE UTILIZED AT THE PUMP DISCHARGE.
 - DRIVEWAY CULVERTS SHALL BE CONSTRUCTED OF 18" CLASS V RCP WITH FLARED END SECTIONS AT THE INLET AND OUTLET. THE PURPOSE OF DRIVEWAY CULVERTS IS TO PROVIDE POSITIVE DRAINAGE FLOW IN THE ROADSIDE SLOPE TO EXISTING CATCH BASINS.
 - RAIN GARDENS SHOWN ARE BASED ON THE DETAILED HOUSE FOOTPRINTS AND ARE SIZED TO RETAIN ONE INCH OF RUNOFF FROM THE HOUSE ROOF AREA. IF THE HOUSE FOOTPRINTS CHANGE, RAIN GARDENS SHALL BE MODIFIED TO COMPLY WITH THIS REQUIREMENT. DETAILED RAIN GARDEN SIZING SHALL BE ADDRESSED ON INDIVIDUAL LOT PLOT PLANS.



N/F
 TRANSFORMATION ASSEMBLY OF GOD, INC.
 VOL. 606, PG. 383
 1104 OLD COLCHESTER RD
 MAP 37/LOT 3

TITLE	SHEET NO.
PROPERTY & TOPOGRAPHIC SURVEY	1
RECORD SUBDIVISION MAP	2
SITE DEVELOPMENT PLAN	3
CONSTRUCTION NOTES & DETAILS No. 1	4
CONSTRUCTION NOTES & DETAILS No. 2	5

NO.	DATE	DESCRIPTION	BY
1	09/27/22	TOWN COMMENTS, HOUSE FOOTPRINT	MJB

G:\USERS\DAVE\DESKTOP\JOBS\213075\DRAWINGS\SECTN_DMS_P\ARCL A SUBDIVISION SDP REV 1.DWG