

**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 John M. & Lynette S. Crowley  
Address 137 Gay Hill Road  
Tel # \_\_\_\_\_ Cell # 860-885-4763  
Fax # \_\_\_\_\_ Email jcrowley27@sbcglobal.net

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

**II. Owner Information**

Name John M. & Lynette S. Crowley Address 137 Gay Hill Road, Uncasville, CT 06382  
Tel # \_\_\_\_\_ Cell # 860-885-4763  
Fax # \_\_\_\_\_ Email jcrowley27@sbcglobal.net

**III. Engineer Information**

Contact David L. Cooley, P.E.  
Firm DLC Engineering Services, LLC Address 259 Noank Ledyard Road, Mystic, CT 06355  
Tel # \_\_\_\_\_ Cell # 860-966-5528  
Fax # \_\_\_\_\_ Email dlcengineeringservicesllc@gmail.com

**IV. Attorney Information**

Contact \_\_\_\_\_  
Firm \_\_\_\_\_ Address \_\_\_\_\_  
Tel # \_\_\_\_\_ Cell # \_\_\_\_\_  
Fax # \_\_\_\_\_ Email \_\_\_\_\_

**V. Property Information**

Address of Proposed Activity 137 Gay Hill Road  
Assessor's Map and Lot Number 23-26-00A  
Land Records /Deed Volume: 0637 Page: 0146 Acreage of Property 5.46  
Zoning R40

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



**VI. Wetlands and Watercourse Information**

Total Acreage of Wetlands on the site 0.82 acres

Wetland Disturbance Area 0 sq ft

Upland Review Disturbance Area 0 sq ft

Have the Wetlands Been Flagged  Yes  No Year 2021/2022

Name of Soil Scientist James Cowen

Linear Feet of Watercourse Disturbance 0 ft

Creation of New Wetlands 0 sq ft

**VII. Project Description**

Subdivision  Review No Regulated Activity  Permit Modification

Regulated Activity  Permitted Use as of Right  Permit Renewal

**Activity will involve (Check all that apply)**

Alteration  Construction  Pollution  Stormwater Discharge

Deposition of Material 0 cubic yards

Removal of Material 0 cubic yards

**See attached checklist of items that are to be included on Plan and supplemental data.**

A) Attach a Detailed Plan of the Proposal and indicate Plan Title and Date.

137 Gay Hill Road Subdivision - dated August 15, 2022

B) Provide Brief Description of the Proposed Project on separate piece of paper. Instructions attached.

C) List Titles and dates of all documentation which will be included and submitted with this application and attach to application. Documents should include, but are not limited to; Project Proposal, Soil Scientist Reports, and Drainage Calculations.

**VIII. Other Information**

1. Does the application involve an activity in a regulated area that is within 500 ft of another municipality?

Yes  No

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

2. Is the property located within a Flood Hazard Area?  Yes  No

-If YES, then please provide additional material showing the location of the area.

3. Is the regulated activity within a Public Water Supply Aquifer or Watershed?  Yes  No

- If YES, then a copy of the application and all material is to be submitted to the State Department of Health as well as the appropriate Water Company. See attached instructions for the Notification Process for the State Health Department. A copy of the transmittal forms shall be provided to the Commission.

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 John M. Crowley Date November 1, 2022  
Property Owner if other than Applicant Lynette A. Crowley Date \_\_\_\_\_

# Cowen EcoDesign, LLC

*Ecological Design, Wetland, Biological and Soil Sciences*

---

August 22, 2022

John & Lynnette Crowley  
137 Gay Hill Road  
Uncasville, CT 06382

**RE: 137 Gay Hill Road  
Uncasville, CT 06382**

Dear John & Lynnette Crowley;

I am writing to report the results of a wetland investigation conducted at the referenced site on September 15, 2021 & July 12, 2022. The wetland delineation was conducted according to the requirements of the CT Inland Wetlands and Watercourses Acts. Inland Wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Watercourses may be delineated by any competent professional.

The wetlands were delineated by walking across the parcel in question and examining the upper 20" of the soil profile with a spade and auger. Those areas meeting the requirements noted above were marked with pink plastic flagging tape numbered WL1-26, 27-32, 33-37, 38-52, 53-74.

## **SOILS**

The wetlands consist of:

3—Ridgebury, Leicester, and Whitman soils, extremely stony

### **Ridgebury Soils**

This component occurs on upland drainageway and depression landforms. The parent material consists of lodgement till derived from granite, schist, and gneiss. The slope ranges from 0 to 5 percent and the runoff class is very low. The depth to a restrictive feature is 20 to 30 inches to densic material. The drainage class is poorly drained.

### **Leicester Soils**

This component occurs on upland drainageway and depression landforms. The parent material consists of melt-out till derived from granite, schist, and gneiss. The slope ranges from 0 to 5

---

138 Mystic Road, North Stonington, CT 06359  
Phone/Fax 860-535-0625  
jrcowen@comast.net



percent and the runoff class is very low. The depth to a restrictive feature is greater than 60 inches. The drainage class is poorly drained.

#### Whitman Soils

This component occurs on upland drainageway and depression landforms. The parent material consists of lodgement till derived from gneiss, schist, and granite. The slope ranges from 0 to 2 percent and the runoff class is very low. The depth to a restrictive feature is 12 to 20 inches to densic material. The drainage class is very poorly drained.

The non-wetland soils were not examined in detail, except as was necessary to determine the presence or absence of wetlands.

#### Non-wetland Soils

The non-wetland soils consist primarily of:


- 46B Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony
- 85B Paxton and Montauk fine sandy loams, 3 to 8 percent slopes, very stony

The Woodbridge soil is on drumlins on uplands, hills on uplands. Slopes are 2 to 15 percent. The parent material consists of coarse-loamy lodgment till derived from granite and/or schist and/or gneiss. Depth to a root restrictive layer, densic material, is 20 to 40 inches. The natural drainage class is moderately well drained.

The Paxton component is on drumlins on uplands, hills on uplands, till plains on uplands. Slopes are 3 to 8 percent. The parent material consists of coarse-loamy lodgment till derived from granite and/or schist and/or gneiss. Depth to a root restrictive layer, densic material, is 20 to 40 inches. The natural drainage class is well drained.

The Montauk is on drumlins on uplands, hills on uplands. Slopes are 3 to 8 percent. The parent material consists of coarse-loamy lodgment till derived from granite and/or coarse-loamy lodgment till derived from gneiss and/or coarse-loamy lodgment till derived from gneiss and/or coarse-loamy lodgment till derived from granite. Depth to a root restrictive layer, densic material, is 20 to 38 inches. The natural drainage class is well drained.

Respectfully submitted,



submitted electronically

James R. Cowen  
Registered Soil Scientist  
Certified Professional Wetland Scientist

**137 Gay Hill Road Subdivision**  
**Inland Wetlands Application**  
***Project Description/Proposal***  
***August 15, 2022***



The proposed 137 Gay Hill Road Subdivision involves the existing 4.25 acre lot at 137 Gay Hill Road in Uncasville, CT, the addition of 1.21 acres to the northern end of the property and the subdivision of the combined parcel into two residential lots. The 1.21 acres adjoined to the northern end of the existing lot has been conveyed from parcel #023-027-000 – 320 Maple Avenue; the resulting area of the 137 Gay Hill Road parcel is 5.46 acres. Lot 1 will include the existing residential structure resulting in a 3.00 acre lot. Lot 1A would result in a 2.46 acre residential lot in which a single-family home is planned. Both lots would meet zoning compliance requirements for the R-40 zone and the Town of Montville Zoning Regulations.

No construction or disturbance is planned for the proposed Lot 1.

Lot 1A will be developed with a single-family residential home at a minimum 62 feet from the 50 foot wetland setback/upland review area. The closest disturbance of any kind is approximately 18 feet from the 50 foot wetland setback/upland review area. The development of Lot 1A will consist of typical small-scale residential construction with excavation and earthmoving equipment such as bulldozers and excavators for clearing, grading, utility trenching, septic installation and foundation excavation. All disturbances will be contained within erosion and sediment control measures such as silt fence, construction entrance and self-contained stockpile area as indicated and required on the Erosion and Sediment Control Plan on the subdivision plan set. Lot 1A will be a balanced development from a cut/fill standpoint with no fill material being exported from or imported to the site. In total there is approximately 33,623 ft<sup>2</sup> of disturbance proposed, none of which within the upland review area, inland wetlands or watercourses.

The subdivision has been reviewed by the UNCAS Health District and deemed as suitable for subsurface sewage disposal. Private individual wells are and will be utilized for water supply.

It is desired to begin construction in the Fall of 2022.

***Supplemental Documents attached to Subdivision Application:***

Project Description/Proposal – dated August 15, 2022

Subdivision Plan Set – dated August 15, 2022

UNCAS Health District Subsurface Sewage Disposal System Suitability Approval – dated August 1, 2022

Soil Scientist Report – dated

Erosion and Sediment Control Narrative and Cost Estimate – dated August 20, 2022



August 1, 2022

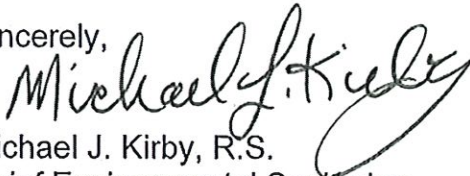
David Cooley, P.E.  
DLC Engineering Services

Dear Mr. Cooley,

I have reviewed the plan revised July 26, 2022 for the proposed subdivision at 137 Gay Hill Road and have the following comments:

1. Both lots meet the requirements for subsurface sewage disposal. Therefore, the District has no objection to the proposed subdivision.
2. The subsurface sewage disposal system for the proposed lot must be designed by a professional engineer.
3. Additional test holes will be required at the time the system is designed.

Sincerely,



Michael J. Kirby, R.S.  
Chief Environmental Sanitarian