

MEMORANDUM FOR THE RECORD
APPLICATION# 22 IWC 25
REGULAR MEETING – THURSDAY, NOVEMBER 17, 2022

Prepared by Meredith Badalucca, Zoning & Wetlands Officer

Applicant: John M. & Lynette S. Crowley
Property Owner: John M. & Lynette S. Crowley
Engineer: DLC Engineering Services, LLC
Address: 137 Gay Hill Road (M/B/L 023-026-00A), Uncasville, CT
Submitted: November 7, 2022
Date Received by IWC: November 17, 2022 (DRD 1/21/23)

Applicant Requests: The applicant is requesting a favorable recommendation/report from the Commission to the Planning & Zoning Commission for a 2-Lot re-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:

- The site consists of 5.46 acres located in the R-40 zoning district with about 50 feet of frontage on Gay Hill Road and contains about 0.82 acres of delineated inland wetlands.
- The lot is currently developed with a Single Family Residence and accessory structures.
- There recently was a boundary line adjustment approved by the Zoning Officer and the Director of Land Use & Development adding 1.21 acres to the northern side of the previously existing 4.25 acre lot creating the current 5.46 acre lot.
- The applicant proposes to divide the existing lot to create an additional new single family residential lot with onsite septic and well. Both lots will share an existing driveway from Gay Hill 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 Survey, Property Belonging to: 137 Gay Hill Road Subdivision, John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Zone: R-40, Scale: 1’ = 40’, Revised August 15, 2022”
- Wetlands on this project were delineated by James R. Cowen, Registered Soil Scientist, and Certified Professional Wetland Scientist. A copy of the findings are attached.

- All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this Subdivision Application, which the Commission will hear at their December 13, 2022 meeting.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to send a favorable report for this 2-Lot Re-Subdivision application to the PZC, the following language for a motion of approval is suggested:

MOTION # 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 25, submitted by Applicant/Owner: John M. & Lynette S. Crowley for a two (2)-lot subdivision of 137 Gay Hill Road (023-026-00A), Uncasville, CT, as more fully described in the application & supporting documents dated 11/7/22 and a plan entitled “Property Survey, Property Belonging to: 137 Gay Hill Road Subdivision, John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Zone: R-40, Scale: 1’ = 40’, Revised August 15, 2022” due to no regulated activities.

NOW OR FORMERLY
Lynette S. Crowley, Et Al
320 Maple Avenue
Tax Assessor Map 23 / Lot 27
Town Clerk Volume 502 Page 19

NOW OR FORMERLY
Leonard A. & Jacqueline M. Sztybel
95 Gay Hill Road
Tax Assessor Map 23 / Lot 26
Town Clerk Volume 502 Page 17

NOW OR FORMERLY
Lynette S. Crowley, Et Al
320 Maple Avenue
Tax Assessor Map 23 / Lot 27
Town Clerk Volume 502 Page 19

NOW OR FORMERLY
Scott Gregory & Alicia Elizabeth Pabr
145 Gay Hill Road
Tax Assessor Map 23 / Lot 23
Town Clerk Volume 669 Page 262

NOW OR FORMERLY
Stacie M. Vargas & Frederick J. Ritbit II
159 Gay Hill Road
Tax Assessor Map 23 / Lot 22
Town Clerk Volume 623 Page 958

TEST HOLE DATA
137 GAY HILL ROAD, MONTVILLE, CT
DATE - NOVEMBER 5, 2021
ENGINEER - DAVID COOLEY, P.E., DLC ENGINEERING SERVICES, LLC
HEALTH DEPARTMENT - MICHAEL KIRBY, R.S.,
CHIEF ENVIRONMENTAL SANITARIAN, UNCAS HD

TEST HOLE 1 - TH1
0 - 10" TOPSOIL
10" - 24" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
24" - 54" COMPACT GRAY SILT AND SAND
54" - 105" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 105" - NO LEDGE
REDOX/GW MOTTLING - 24"
GROUNDWATER SEEPAGE - 64"
ROOTS - 30"

TEST HOLE 2 - TH2
0 - 10" TOPSOIL
10" - 28" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
28" - 97" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 97" - NO LEDGE
REDOX/GW MOTTLING - 24"
GROUNDWATER SEEPAGE - 70"
ROOTS - 34"

TEST HOLE 3 - TH3
0 - 11" TOPSOIL
11" - 32" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
32" - 99" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 99" - NO LEDGE
REDOX/GW MOTTLING - 32"
GROUNDWATER SEEPAGE - 74"
ROOTS - 34"

TEST HOLE 4 - TH4
0 - 12" TOPSOIL
12" - 25" YELLOW BROWN FINE TO VERY FINE SANDY LOAM
25" - 108" GRAY MEDIUM SAND WITH SOME SILT AND GRAVEL

TOTAL TEST HOLE DEPTH - 108" - NO LEDGE
REDOX/GW MOTTLING - 25"
GROUNDWATER SEEPAGE - 69"
ROOTS - 17"

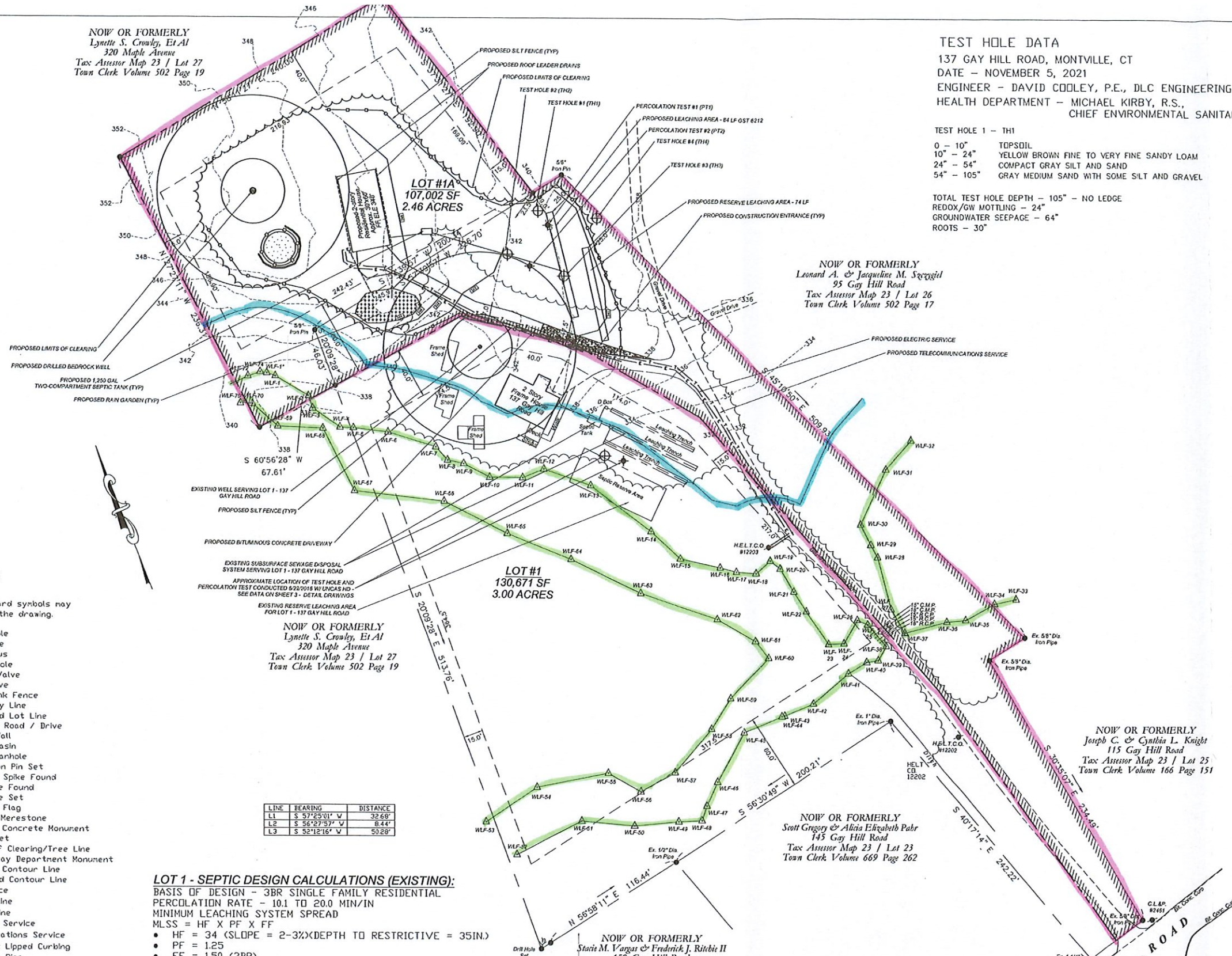
LOT 1A - SEPTIC DESIGN CALCULATIONS:
BASIS OF DESIGN - 4BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - LESS THAN 10.1 MIN/IN
MINIMUM LEACHING SYSTEM SPREAD
MLSS = HF X PF X FF
• HF = 42 (SLOPE = 3.9%) X DEPTH TO RESTRICTIVE = 24IN.)
• PF = 1.0
• FF = 1.75 (4BR)
MLSS = 42 X 1.0 X 1.75
MLSS = 73.5 LF (84 LF PROVIDED)
ELA REQUIRED - 577.5 SF
ELA PROVIDED - 840 SF (GST 6212)
1250 GAL SEPTIC TANK
100% RESERVE LEACHING AREA PROVIDED

	BULK REQUIREMENTS/ZONING COMPLIANCE TABLE		
	R-40 ZONE - REAR LOTS (Sections 8 & 4.11.4)		
	REQUIRED	LOT 1 PROVIDED	LOT 1A PROVIDED
MINIMUM LOT AREA (BEYOND 150 FT LOT WIDTH):	60,000 FT ²	122,467 FT ²	64,817 FT ²
MINIMUM LOT FRONTAGE:	25 FT	25 FT	25 FT
MINIMUM FRONT YARD SETBACK:	60 FT	332 FT	75 FT
MINIMUM SIDE YARD SETBACK:	15 FT	33 FT	86 FT
MINIMUM REAR YARD SETBACK:	40 FT	58 FT	101 FT
MAXIMUM BUILDING HEIGHT:	35 FT	<35 FT	<35 FT
MINIMUM ACCESSORY BUILDING SETBACK:	10 FT	11 FT	N/A

- GENERAL NOTES:**
- Reference is made to the following plans:
A) Lot Line Adjustment/Site Plan For Proposed Addition, Property Belonging To: John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Zone: R-40, Scale: 1"=40', May 8, 2016, Revised: June 28, 2016, Sheet 1 of 2.
B) Property Map for Lindsay Szczygl, Gay Hill Road, Montville, CT, Scale: 1"=20', Dated: 3/4/01. Plan surveyed and mapped by Kratzert, Jones & Associates, Inc. Plan recorded on the Montville Land Records as Map #1939.
C) Map Showing Transfer Of Property From Leopold A. & Jennie S. Szczygl to Leonard & Jacqueline Szczygl, Gay Hill Road, Montville, CT, Scale: 1"=60', Dated: August 16, 2004. Plan surveyed and mapped by Jones Engineering, LLC. Plan provided to Florek Surveying, LLC by the client.
D) Plan Showing Property Of John M. & Lynette S. Crowley, 137 Gay Hill Road, Montville, Connecticut, Scale: 1"=40', Dated: October 24, 1993. Map surveyed and mapped by William F. Kent. Plan in Florek Surveying, LLC records.
 - Underground utilities are not shown on this plan. Call Before You Dig (C.B.Y.D.) should be called prior to any construction. Surveyor makes no guarantee of items not shown on plan.
 - Existing septic system data taken from an as-built map provided to Florek Surveying, LLC by the client.
 - Subject property was conveyed subject to a 50' right of way in favor of the grantor, their heirs, successors and assigns for the purpose of ingress and egress to other remaining lands of the grantor.

137 GAY HILL ROAD SUBDIVISION
PROPERTY BELONGING TO:
JOHN M. & LYNETTE S. CROWLEY
137 GAY HILL ROAD
MONTVILLE, CONNECTICUT
ZONE: R-40
SCALE: 1" = 40'

REVISIONS:
October 11, 2021
June 22, 2022
JULY 26, 2022
AUGUST 15, 2022



LEGEND

These standard symbols may be found in the drawing.

- ★ Light Pole
- CONC. Concrete
- BIT. Bituminous
- σ Utility Pole
- WV Water Valve
- GV Gas Valve
- X X Chain Link Fence
- Boundary Line
- - - Proposed Lot Line
- ==== Edge of Road / Drive
- Stone Wall
- CB Catch Basin
- SMH Sewer Manhole
- IP.S. 5/8" Iron Pin Set
- RR SPIKE FOUND Railroad Spike Found
- D.H.F. Drill Hole Found
- D.H.S. Drill Hole Set
- WLF 2 Wetland Flag
- GMS Granite Merestone
- EX CONC. MON. Existing Concrete Monument
- TBS To Be Set
- Limits of Clearing/Tree Line
- CHD CT Highway Department Monument
- - - Existing Contour Line
- Proposed Contour Line
- Silt Fence
- Water Line
- Sewer Line
- Electric Service
- Communications Service
- BCLC Bit Conc Lipped Curbing
- Drainage Pipe

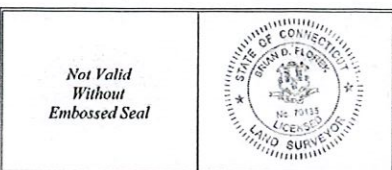
LINE	BEARING	DISTANCE
LL	S 57°25'01" W	32.68'
LL	S 56°27'57" W	8.44'
LL	S 52°12'16" V	53.28'

LOT 1 - SEPTIC DESIGN CALCULATIONS (EXISTING):
BASIS OF DESIGN - 3BR SINGLE FAMILY RESIDENTIAL
PERCOLATION RATE - 10.1 TO 20.0 MIN/IN
MINIMUM LEACHING SYSTEM SPREAD
MLSS = HF X PF X FF
• HF = 34 (SLOPE = 2-3%) X DEPTH TO RESTRICTIVE = 35IN.)
• PF = 1.25
• FF = 1.50 (3BR)
MLSS = 34 X 1.25 X 1.50
MLSS = 52.25 LF (70 LF PROVIDED)
ELA REQUIRED - 675 SF
ELA PROVIDED - 700 SF (GST 6212)
1000 GAL SEPTIC TANK
100% RESERVE LEACHING AREA PROVIDED

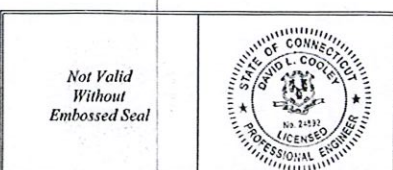
SURVEY NOTES:

- This survey has been prepared pursuant to the regulations of the Connecticut State Agencies, Sections 20-300b-1 through 20-300b-20 and the "Standards for surveys and maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996. This survey type is a Subdivision Plan. It is intended to show a Proposed Building Lot.
- This survey conforms to Class A-2/T-2

To the best of my knowledge and belief this map is substantially correct as noted thereon.
Brian D. Florek, L.S. #70135 Date
Managing Member, Florek Surveying, LLC



To the best of my knowledge and belief this plan is substantially correct as noted thereon.
David Cooley, P.E. #24892 Date
Managing Member, DLC Engineering Services, LLC



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