

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 23 IWC 7**  
**REGULAR MEETING – THURSDAY, MAY 18, 2023**  
*Prepared by Meredith Badaluca, Zoning & Wetlands Officer*

**Applicant/Property Owner:** Andrew Petrowski  
**Engineering Info:** Green Site Design, LLC, Ellen Bartlett PE, CPSWQ  
**Address:** 69 Fitch Hill Road (Parcel ID: 062-036-000)  
**Meeting Date:** May 18, 2023  
**Date Received by IWC:** May 18, 2023 (*Decision Required Date – July 21, 2023*)

**Applicant Request:** Temporary disturbance within the upland review area for proposed site development of warehousing facilities.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF</b>
<b>Temporary Upland Review Area Disturbance</b>	<b>14,400 SF</b>

**STAFF COMMENTS:**

The site consists of approximately 33.9 acres located in the Light Industrial Zoning District with about 206 feet of frontage on Fitch Hill Road and about 53 feet of frontage on Leffingwell Road. This site contains approximately 8.9 acres of wetlands. The property was previously developed as gravel excavation site and has areas of previous excavation, stockpiles and cleared land. Currently, there is an existing building on the south of the site adjacent to Fitch Hill Road.

The Applicant is proposing to develop the site with three warehouse buildings. One will be used by A&B Excavation and the other two will be rental space. The rental spaces will potentially be used for multiple start-up businesses. An addition to the existing building is also proposed. This building will contain office space for A&B Excavation along with rental office space and storage space.

The proposed temporary disturbance in the URA during construction will include installation of E&S Controls as shown on site plan titled “A&B Excavation, 69 Fitch Hill Rd & Leffingwell Rd, Montville, CT, Prepared by Green Site Design, LLC, Dated April 2023”. The Applicant states this area will be loamed, seeded and mulched once construction is completed.

The wetlands were delineated by Joseph R. Theroux and his report dated March 22, 2022 is included with the application for review.

The drainage report states in part, “There will be two main on-site drainage areas for the proposed development. Drainage area 1 will handle runoff from the Building 1 area, and northern halves of

Buildings 2 & 3. The runoff from these areas will flow to the wetlands, after flowing through Stormwater basin 1, resulting in a decrease in peak flows to the wetlands system. Drainage area 2 will handle runoff from the southern halves of Buildings 2 & 3 and their associated areas. The runoff from these areas will flow to the wetlands, after flowing through Stormwater Basin 2, resulting in a decrease in peak flows to the existing wetlands system.” The report further states in part, “The soils on the site are extremely well drained gravel and sand. Numerous test holes were done on the site, and showed the soils and groundwater levels to be very consistent. The rainwater during most storm events will infiltrate into the ground with little runoff.”

The application and supporting documents have been referred to the following for their review:

City Clerk of Norwich – Comments pending.

City of Norwich Inland Wetlands Agent – Comments pending.

Norwich Public Utilities – Comments attached.

WPCA – Comments attached.

Uncas Health – Comments pending.

Town Soil Scientist – Comments attached.

Consulting Engineer - Comments attached.

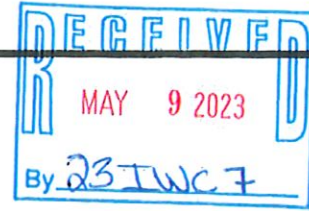
WEO Comments:

1. The soil scientist report, dated 3/22/22, states, in part, “It should be noted that in the area of wetlands flags WF0-117 through WF-127, recent grading/excavation activity has encroached into the wetlands where historic excavation, grading and filling had previously occurred.” The plan shall be revised to show the limits of this disturbance.
2. The narrative submitted with the application on 5/2/23 shall be revised to include work in upland review area and said work shall be detailed. Any work to restore recent activity in the wetlands referenced in soil scientist report shall be stated, as well.

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive & review Application 23 IWC 7, set a date for a site walk if desired and table the application to the June 15, 2023 meeting.

**Stacy Radford**



**From:** Alisa Morrison <AlisaMorrison@npumail.com>  
**Sent:** Tuesday, May 9, 2023 10:39 AM  
**To:** Stacy Radford  
**Subject:** RE: 23IWC7 - 69 Fitch Hill Road, Uncasville, CT

**CAUTION:** This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I reviewed the plans submitted. For a development of this size, we will need to have the applicant/engineer provide additional data on the both the peak water demands and fire flows as well as elevations of the buildings (number of stories). Once they have that data, they will need to have the proposed development run through our hydraulic model to ensure there is adequate pressure and capacity. The cost of running the model is \$3,500. We will submit the plans to the firm that does the model and we will invoice the applicant.

Please let me know if you have any questions.



**Alisa Morrison, P.E.**

Associate Utility Engineer  
Norwich Public Utilities  
16 S Golden St, Norwich, CT 06360  
Mobile 860-235-5614 • Phone 860-823-4527  
[AlisaMorrison@npumail.com](mailto:AlisaMorrison@npumail.com)

**From:** Stacy Radford <[sradford@montville-ct.org](mailto:sradford@montville-ct.org)>  
**Sent:** Monday, May 8, 2023 11:32 AM  
**To:** [brusso@claengineers.com](mailto:brusso@claengineers.com); Derek Albertson <[dalbertson@montville-ct.org](mailto:dalbertson@montville-ct.org)>; [chfsanit@uncashd.org](mailto:chfsanit@uncashd.org); Larry Sullivan <[larrysullivan@npumail.com](mailto:larrysullivan@npumail.com)>  
**Cc:** Meredith Badalucca <[mbadalucca@montville-ct.org](mailto:mbadalucca@montville-ct.org)>  
**Subject:** 23IWC7 - 69 Fitch Hill Road, Uncasville, CT

Good Morning:

Please review the application number 23 IWC 7 for the above mentioned property using the link below. Please forward your comments to my attention prior to the next scheduled meeting of May 18, 2023.

<https://www.townofmontville.org/form-repository/69-fitch-hill-rd-062-036-000-23-iwc-7/#>

Thank You!

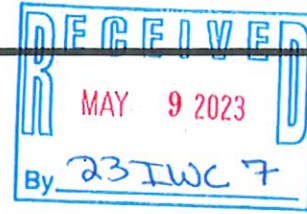
*Stacy Radford*

Administrative Assistant – Dept. of Land Use & Development  
Town of Montville

**Stacy Radford**

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**From:** Derek Albertson  
**Sent:** Tuesday, May 9, 2023 7:12 AM  
**To:** Stacy Radford  
**Subject:** Re: 23IWC7 - 69 Fitch Hill Road, Uncasville, CT



Good Morning. We have reviewed the plan set. Septic tanks for the three buildings (so no proposed sewer connection) and our water supply is not available in that area. Please note that the owner will need to have the septic systems approved by the health district. We have a previous engineering study for the sewer connection (proposed in the past for another development scheme). Thanks, Derek

*Derek J. Albertson*

**Superintendent/Administrator**

CTDEEP Operator IV (Treatment) / NEWEA Operator IV (Collections)

M.A., Public Administration / B.S., Geology

860.886.3666 / dalbertson@montville-ct.org



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**From:** Stacy Radford <sradford@montville-ct.org>  
**Sent:** Monday, May 8, 2023 11:31 AM  
**To:** brusso@claengineers.com <brusso@claengineers.com>; Derek Albertson <dalbertson@montville-ct.org>; chfsanit@uncashd.org <chfsanit@uncashd.org>; larrysullivan@npumail.com <larrysullivan@npumail.com>  
**Cc:** Meredith Badalucca <mbadalucca@montville-ct.org>  
**Subject:** 23IWC7 - 69 Fitch Hill Road, Uncasville, CT

Good Morning:

Please review the application number 23 IWC 7 for the above mentioned property using the link below. Please forward your comments to my attention prior to the next scheduled meeting of May 18, 2023.

<https://www.townofmontville.org/form-repository/69-fitch-hill-rd-062-036-000-23-iwc-7/#>

Thank You!

*Stacy Radford*

Administrative Assistant – Dept. of Land Use & Development

Town of Montville

310 Norwich-New London Tpke., Uncasville, CT 06382

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# CLA Engineers, Inc.

Civil • Structural • Survey

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(860) 886-1966

(860) 886-9165 FAX

May 16, 2023

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

RE: 69 Fitch Hill Rd  
CLA-7387 N

Dear Ms. Badalucca:

We have reviewed the revised materials submitted to the Montville Inland Wetlands Commission for the referenced application. These materials include:

1. The completed Town of Montville application form
2. A soil scientist's letter from Joseph Theroux CSS dated 3/22/2022
3. A drainage report prepared by Green Site Design dated April 2023
4. Site plans revised to 5/5/2023

CLA has the following comments regarding the application.

1. Provide greater detail about the recent activity, mentioned in the soil scientist report of 3/22/2022, in the vicinity of flags ## 117 to 127 . Are the soils in this area now stable?
2. The Soil scientist must sign the plans.
3. Show proper E&S (erosion control mat or other means) along east side of the proposed driveway where extensive grading is proposed.
4. Show the existing topography in upper left hand corner (northeast) of sheet 5.
5. Show appropriate E&S on the 2:1 slope above Building 1.
6. Provide a seed mix for the vegetated swale on the east (uphill) side of the site.
7. Provide planting plans for the stormwater basins.
8. Consider not requiring silt fence barrier in locations where topography and existing vegetation make it unnecessary.
9. Add stone check dams to the swale that runs along the proposed driveway from the 68-foot contour to the 54-foot contour.

10. Show the proposed construction entrance on plan sheet 6.

CLA notes that there are no proposed wetland impacts and that activity in the 50-foot upland review zone is limited.

Please contact me with any questions.

Very truly yours,

*Robert C Russo*

Robert C. Russo CSS

John U. Faulise, Jr., L.S.  
Gerald J. Stefon, L.S. (1952-2021)

David C. McKay, P.E.  
Jacob S. Faulise, E.I.T.



Boundaries LLC  
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May 16, 2023

Ms. Liz Burdick  
Director, Land Use and Development Department  
Town of Montville  
310 Norwich-New London Turnpike  
Uncasville, CT 06382

**Re: 23IWC7 – A&B Excavation  
69 Fitch Hill Rd & Leffingwell Rd  
Montville, CT  
Site Development Plan and Stormwater Management Report Review**

Dear Ms. Burdick,

Per your request Boundaries, LLC. has completed a review of the site development plans and stormwater management report for the proposed commercial development located at 69 Fitch Hill Road and Leffingwell Road (Map 062, Lot 036-000) prepared by Green Site Design, LLC. This review is intended to evaluate compliance of the plan with the requirements of the Town of Montville Inland Wetlands and Watercourses Regulations.

The project includes limited disturbance within the 50-foot Upland Review Areas of the on-site wetland systems. The proposed activity within the Upland Review Area consists of re-grading previously disturbed areas and restoring them with topsoil, grass seed and mulch. All activity within the Upland Review Area is proposed to occur behind a row of sediment fence backed by a wood chip berm. The double row of erosion and sediment controls is compliant with DEEP best management practices for activity within 50-feet of regulated inland wetlands.

The project also includes the construction of approximately 4 acres of new impervious surfaces which drain to two Water Quality Basins prior to discharging approximately 55 feet from the wetland boundaries. Runoff from the proposed impervious surfaces ultimately will enter the wetland systems, therefore the proposed stormwater management system has also been reviewed with respect to meeting requirements for stormwater quality and protection of the downgradient wetlands.



The following comments or question are based on the documents received May 10, 2023:

#### Stormwater Conveyance

- The plan proposes conveyance of stormwater using permanent diversion swales. Since the swales will be part of the permanent stormwater management system it would be beneficial to include the proposed grading for the swales in the site development plans in addition to the flow direction arrows. Specifically, proposed topography for the diversion swale along the easterly property line would help demonstrate how the swale should be constructed between the top of the proposed 2H:1V slope and the adjacent property line.
- The off-site contributing drainage area to the east should be evaluated for sizing and stabilization details for the proposed diversion swale. The diversion swale ends upgradient of the proposed access driveway. Please evaluate if the design flows from the swale are minor enough that they should be allowed to sheet flow over the driveway.
- Please review the proposed grading on the north side of Building 1 to determine if runoff from the paved area north of the building has the potential to flow to the north instead of to Water Quality Basin 1. Additional spot elevations to clarify intended runoff flow patterns north of the building may be warranted.
- The Drainage Map and stormwater model excludes the proposed building addition and parking areas near Fitch Hill Road. Please evaluate if detention or treatment of runoff from these new impervious areas is warranted. Additional spot elevations to clarify intended runoff flow patterns west of the driveway low point may be warranted if treatment and detention is not required.
- Please provide additional details regarding the “-CD-” line to the west of Building 3. It appears this line may be intended to direct runoff from the proposed pavement west of Building 3 to Water Quality Basin 1, but no construction details, notes or sizing information is available. If this is not intended to convey runoff to the Water Quality Basin, it appears that the paved area to the west of Building 3 will not drain to a Water Quality Basin.
- The Erosion Control & Sedimentation Narrative refers to diversion swale locations shown on Sheet 3. Please update as appropriate.

#### Erosion and Sedimentation Control

- In some areas proposed sediment fence runs perpendicular to the slope. Please incorporate sediment fence wings or checks in accordance with DEEP Guidelines.
- Some of the 2H:1V slopes exceed 15 vertical feet. Please provide additional details of how these slopes comply with Section 5(b)(2)(A)(i) of the DEEP Construction General Permit.
- Please evaluate if the proposed silt fence and wood chip berm should be replaced with a check dam immediately downgradient of the proposed sediment trap discharges. Will the potential concentrated flows impact the integrity of the silt fence?
- Please provide details for the proposed stone check dams called for in the easterly diversion swale (12-inch depth).

#### Water Quality Basins

- The Water Quality Basins are proposed to be used as temporary sediment traps during construction. The DEEP Stormwater Quality Manual recommends not using infiltration basins as temporary sediment traps due to the negative impact of construction equipment and sedimentation on the long-term infiltration rate. Please identify alternate locations for the





sediment traps or incorporate procedures that will protect the long-term infiltration rates of the Water Quality Basins.

- The proposed bottoms of the Water Quality Basins appear to be near the elevation of the wetland system on site. The nearest test holes to the Water Quality Basins indicate a restrictive layer between 10 and 45 inches below existing grade. Please provide additional information regarding the intent for meeting recommended separating distances between the bottom of the Water Quality Basins and seasonal high groundwater.
- Pre-treatment of stormwater runoff is recommended for stormwater infiltration practices with infiltration rates of greater than 3 inches per hour per the DEEP Stormwater Quality Manual. Please consider whether sediment forebays or other pretreatment measures should be incorporated into the design to meet the recommendation.
- A factor of safety of 2 is recommended for stormwater infiltration practices per the DEEP Stormwater Quality Manual. Please evaluate whether a factor of safety for the infiltration rates has been incorporated into the stormwater model.
- Please provide additional information regarding the determination of the design infiltration rates and how those rates comply with Section 5(b)(1)(B)(v)(c) of the DEEP Construction General Permit.

#### General

- The existing conditions topography on the northerly half of Sheet 4 is not plotted on the PDF.
- The northerly Water Quality Basin is labeled Water Quality Basin 2 on all sheets. Based on the narrative in the Drainage Report it should be labeled Water Quality Basin 1.
- The Erosion Control & Sedimentation Narrative on Sheet 10 references the Town of Salem.
- Based on the existing and proposed contours it appears that the proposed retaining wall along the easterly property line has a maximum height of approximately 18 to 20 feet. Is there adequate space between the wall and the property line for the construction of the footing or placement of grid reinforcement for a wall of that height?

Please do not hesitate to contact me with any questions.

Sincerely,



David C. McKay, P.E.

