



INLAND WETLAND APPLICATION MEMORANDUM

To: Town of Montville
Land Use & Development Department
Liz Burdick / Director

From: Casey J. Burch / Solli Engineering

Subject: Proposed 2-Lot Subdivision of 958 Route 163
958 Route 163, Montville, CT (MBL: 046-008-000)

Date: July 24, 2023

Solli Engineering, LLC has prepared this memorandum to provide a description of the project to satisfy Section VII. Project Description of the Town of Montville Inland Wetlands Application.

Property Description:

The property of 958 Route 163 is located along Connecticut Route 163, approximately 800 feet south of Raymond Hill Road in Montville, Connecticut. The current residence is located along the eastern edge of the property and is accessed via an existing bituminous concrete driveway fronting Route 163. The project and surrounding neighborhood are presently within a Residential (R-120) Zone. The property is approximately 30.66 acres and has a property frontage of approximately 969 linear feet along Route 163.

The 30.66-acre site currently consists of a 1,809 square-foot (footprint) residential dwelling, detached garage, and associated site improvements. Electric, telephone, and cable services are provided from Route 163 via overhead wires. The residence consists of an existing sanitary sewer system, located to the west of the dwelling. Water is provided by an on-site well.

A site visit was conducted on January 26, 2023, by James M. McManus of JMM Wetland Consulting Services, LLC. According to his observations, wetlands were found in the northwestern portion of the property and at the southeastern boundary between this property and Route 163, approximately 900 linear feet from the existing dwelling and 580 linear feet from the existing dwelling, respectively. The site consists of approximately 1.62 acres of on-site wetland area.

According to the FEMA Flood Map Service Center (MSC), flood map number 09011C0331G, effective on 7/18/2011, the project site falls within "Zone X" as defined by FEMA. Zone X is defined as "the areas between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood". This indicates that the project site is not within a flood zone and requires no special considerations relative to flooding for its implementation. According to information taken from ARCGIS Public Water Supply Watersheds, the property is not located within a Public Drinking Water Supply Watershed. The Town of Montville does not have any existing aquifer protection areas; therefore, the project is also not located within an Aquifer Protection Area.

Project Narrative:

The applicant, The Nevar Company, seeks to subdivide the existing property of 958 Route 163 into two lots (Lot 1 & Lot 2). Lot 1 will be approximately 9.803 acres and will be comprised of the existing residential dwelling and associated driveway, septic system, and well service. The frontage of Lot 1 will be 515.2 linear feet along Route 163. Lot 2 will be approximately 20.853 acres and will consist of the existing farmland and wooded area to the west. The frontage of Lot 2 will be 454.1 linear feet along Route 163. Refer to the Subdivision Plans (Sheet 1 of 2 & Sheet 2 of 2) submitted as part of this application for more information regarding the subdivision layout, areas, and frontages.

Lot 1 will retain its electrical service via existing overhead wires from Route 163. The existing well and septic system will also be maintained as part of this subdivision. The project provides the design and layout of a new reserve leaching system area for the existing dwelling located on Lot 1. Refer to the Potential Development Plan (Sheet 2.11) for more information regarding the utility design and infrastructure associated with Lot 1.

For the purposes of this application Lot 2 will be designed for residential use. The application proposes a 1,275 square-foot (footprint), four-bedroom, multi-story residential dwelling with associated driveway, earthwork, subsurface sewage disposal system, and utility infrastructure. The proposed house located on Lot 2 will receive utilities from Route 163. Electrical, cable, and telephone will be provided with overhead connections to an existing utility pole along Route 163 then travel via an underground connection, along the proposed driveway, to the proposed dwelling. The proposed dwelling will also require a subsurface sewage disposal system to accommodate a four-bedroom effluent generation.

All proposed work will be outside of the existing on-site wetlands and the associated regulated buffers. The proposed residential dwelling is approximately 475 feet away from the closest on-site wetlands, adjacent to Route 163.

Soil Erosion & Sediment Control:

The soil erosion and sediment control measures proposed for this project have been developed in accordance with the Town of Montville Subdivision Regulations, as well as the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control, prepared by the Connecticut Council on Soil and Water Conservation in cooperation with the Connecticut Department of Environmental Protection.

The soil erosion and sediment control measures that will be proposed as part of this project include geotextile silt fences, a construction entrance, dust control measures, and inlet protection on existing drainage structures.