APPLICATION OF WATCH HILL BUILDERS, LLC ("APPLICANT")
TO
TOWN OF MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION

NORTHEASTERLY SIDE OLD COLCHESTER ROAD, MONTVILLE, CONNECTICUT

PROJECT AND CONSTRUCTION SEQUENCING NARRATIVE
DATE: JULY 31, 2023

PROJECT OVERVIEW

The Applicant is the owner of a 25.76 acres tract of land situated on the northeasterly side of Old Colchester Road in the Town of Montville, Connecticut (the "Property"). The Property is currently unimproved and is abutted to the northeast by a large parcel of land owned of record by The Connecticut Light and Power Company. The Property is situated generally in an area of single family residences. The Applicant is proposing to subdivide the Property into six (6) lots which, in the R-120 Zoning District, will be designed to accommodate single family dwelling houses. Wetlands on the Property were delineated by Joseph R. Theroux, Certified Soil Scientist, on March 18, 2022 and were field located by Bennett & Smilas Associates, Inc. in April, 2022. There are four (4) separate and distinct wetland systems on the Property as depicted on a plan entitled "Property and Topographic Survey Pine Grove Subdivision Prepared For D'Amato Brothers Builders Old Colchester Road Montville, Connecticut Date: 07/28/2023 Scale: 1" = 100' Sheet 2 of 8 Dwg. No. 1 Bennett & Smilas Associates, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 (860) 345-4553 Fax (860) 345-3858" The Applicant is proposing no regulated activities in conjunction with this development endeavor, and all activity will occur outside of the established fifty (50') foot upland review area.

In conjunction with the proposed development, the Applicant is seeking a subdivision review from the Town of Montville Inland Wetlands and Watercourses Commission and a favorable report to the Town of Montville Planning and Zoning Commission in conjunction with the subdivision application pursuant to the provisions of Section 8-26 of the Connecticut General Statutes.

SOIL CHARACTERISTICS:

The Property contains a mix of upland and wetland soils. A delineation of the soil and wetland resource characteristics on the Property is as follows:

UPLAND SOILS:

A. **60B – Canton and Charlton Fine Sandy Loam 3-8% Slopes.** These gently sloping, well-drained soils are found on glacial till upland hills, plains and ridges. Mapped areas are dominantly irregular in shape and range mostly from 2 to 40 acres. The mapped acreage of this undifferentiated group is about 55% Canton soil, 25% Charlton soil and 20% other soils. These

soils were mapped together because there are no major differences in use and management. Typically, the Canton soil has a very dark grayish brown fine sandy loam surface layer 8" thick. The subsoil is dark yellowish brown fine sandy loam and sandy loam 16" thick. The substratum is grayish brown gravelly sand to a depth of 60" or more. The Charlton soil has a very dark grayish brown fine sandy loam surface layer 8" thick. The subsoil is dark yellowish brown, yellowish brown, and light olive brown fine sandy loam 21" thick. The substratum is grayish brown fine sandy loam to a depth of 60" or more. Permeability of the Canton soil is moderately rapid in the surface layer and subsoil and rapid in the substratum. Permeability of the Charlton soil is moderate or moderately rapid.

B. **61B – Canton and Charlton – Very stony fine sandy loam 3-8% Slopes**. These gently sloping, well-drained soils are found on glacial till upland hills, plains and ridges. Stones and boulders cover 1 to 8% of the surface and are mostly 2 to 50 acres. The mapped acreage of this undifferentiated group is about 55% Canton soil, 25% Charlton soil and 20% other soils. These soils were mapped together because there are no major differences in use and management. Typically, the Canton soil has a black, fine sandy loam surface layer 1" thick. The subsoil is dark yellowish brown fine sandy loam and sandy loam 23" thick. The substratum is grayish brown gravelly sand to a depth of 60" or more. The Charlton soil has a very dark grayish brown fine sandy loam surface layer 3" thick. The subsoil is dark yellowish brown, yellowish brown and light olive brown fine sandy loam 26" thick. The substratum is grayish brown fine sandy loam to a depth of 60" or more. Permeability of the Canton soil is moderately rapid in the surface layer and subsoil and rapid in the substratum. Permeability of the Charlton soil is moderate or moderately rapid.

C. **61C – Canton and Charlton – Fine Sandy Loams, 8-15% Slopes Very Stony.** These sloping, well-drained soils are found on glacial till upland hills, plains and ridges. Stones and boulders cover 1 to 8% of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. The mapped acreage of this undifferentiated group is about 55% Canton soil, 25% Charlton soil and 20% other soils. These soils were mapped together because there are no major differences in use and management. Typically, the Canton soil has a black, fine sandy loam surface layer 1" thick. The subsoil is dark yellowish brown fine sandy loam and sandy loam 23" thick. The substratum is grayish brown gravelly sand to a depth of 60" or more. The Charlton soil has a very dark grayish brown, fine sandy loam surface layer 3" thick. The subsoil is dark yellowish brown, yellowish brown and light olive brown fine sandy loam 26" thick. The substratum is grayish brown fine sandy loam to a depth of 60" or more. Permeability of the Canton soil is moderately rapid in the surface layer and subsoil and rapid in the substratum. Permeability of the Charlton soil is moderate or moderately rapid.

D. **46B – Woodbridge Fine Sandy Loam, 0-8% Slopes, Very Stony.** This nearly level to gently sloping, moderately well-drained soils is found on drumloidal, glacial till, upland landforms. Stones and boulders cover 1 to 8% of the surface. Mapped areas are dominantly irregular in shape and mostly 2 to 25 acres. The Woodbridge soil has a very dark brown, fine sandy loam surface layer 6" thick. The subsoil is yellowish brown, light olive brown, and grayish brown mottled fine sandy loam and sandy loam 22" thick. The substratum is very firm, brittle, olive sandy loam to a depth of 60" or more. Included with this soil in mapping are small areas of well-drained Montauk and Paxton soils, moderately well-drained and Sutton soils, and poorly drained Ridgebury soils. The Woodbridge soil has a seasonal highwater table at a depth of about 18". Permeability is moderate in the surface layer and slow or very slow in the substratum.

WETLAND SOILS

A. **2 – Ridgebury Fine Sandy Loam 0-3% Slopes.** This nearly level, poorly drained soil is found on drumloidal, glacial till, upland landforms. Mapped areas are dominantly long and narrow and mostly 2 to 20 acres. Slopes range from 0 to 3 percent. Typically, this Ridgebury soil has a black, fine sandy loam surface layer 4" thick. The subsoil is gray and brown, mottled, fine sandy loam, 16" thick. The substratum is very firm, brittle, grayish brown, mottled sandy loam to a depth of 60" or more. Included with this soil and mapping are small areas of moderately well-drained Rainbow and Woodbridge soils, poorly drained Leicester soils and very poorly drained Whitman soils. A few small areas have stones and boulders on the surface. The Ridgebury soil has a seasonal highwater table at a depth of about 6". Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. The available water capacity is moderate. Runoff is very slow or slow. This soil is suited to cultivating crops. Wetness limits the use of farming equipment in Spring and Fall.

B. **3 – Ridgebury, Leicester and Whitman Soils – Extremely Stony.** These nearly level, poorly drained and very poorly drained soils are found in drainage ways and depressions of glacial till upland hills, ridges, plains and drumloidal landforms. Stones and boulders cover 8 to 25% of the surface. Mapped areas are long and narrow or irregular in shape and mostly 2 to 40 acres. Slopes range from 0 to 3 percent. The mapped acreage of this undifferentiated group is about 35% Ridgebury soil, 30% Leicester soil, 20% Whitman soil and 15% other soils. Some mapped areas consist of one of these soils, and other areas consist of two or three. These soils were mapped together because there are no major differences in use and management. Typically, Ridgebury soil has a black, fine sandy loam surface layer 4" thick. The subsoil is gray and brown, mottled fine sandy loam 16" thick. The substratum is very firm, brittle, grayish brown, mottled sandy loam to a depth of 60" or more. The Leicester soil has a very dark gray, fine sandy loam surface layer 6" thick. The subsoil is dark grayish brown, grayish brown and pale olive, mottled fine sandy loam 26" thick. The substratum is light olive gray, mottled gravelly fine sandy loam to a depth of 60" or more. The Whitman soil has a black, fine sandy loam surface layer 9" thick. The subsoil is dark grayish brown, mottled fine sandy loan 7" thick. The substratum is very firm, brittle, grayish brown, mottled fine sandy loam to a depth of 60" or more. Included with these soils in mapping are small areas of moderately well drained Rainbow, Sutton and Woodbridge soils and very poorly drained Adrian and Palms soils. The Ridgebury soil has a seasonal high water table at a depth of about 6". Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is very slow or slow. The Leicester soil has a seasonally high water table at a depth of about 6 inches. Permeability is moderate or moderately rapid. Runoff is very slow or slow. The Whitman soil has a high water table at or near the surface for most of the year. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is very slow or the soil is ponded.

GENERAL PROCEDURES

1. Prior to conducting any construction activities on the Property, the Applicant shall meet with the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to discuss and agree upon the method of installation and maintenance of erosion

and sediment control measures during construction.

2. Subsequent to the meeting described in Paragraph 1 of the General Procedures Section of this Narrative, the Applicant's land surveyor shall delineate in the field the limits within which construction activities shall occur and will further designate the location for installation of all erosion and sediment control measures as delineated on plans entitled "Site Development Plan & Erosion & Sedimentation Control Plan Pine Grove Subdivision Prepared For D'Amato Brothers Builders Old Colchester Road Montville, Connecticut Date: 07/28/2023 Scale: 1" = 40' Sheet 5 of 8 and 6 of 8 Map No. 22-013-1T Wentworth Civil Engineers LLC 177 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 Web: wentworthcivil.com" (the "Plan").

3. Upon agreement of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer, the Applicant shall install erosion control devices and measures as delineated on the Plan and as formulated at the meeting required pursuant to the provisions of Paragraph 1 of the General Procedures Section of this Narrative.

4. At such time as all erosion and sediment control measures have been installed in accordance with the Plan, and in accordance with the requirements of the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer enunciated at the meeting described in Paragraph 1 of the General Procedures Section hereof, the Applicant shall contact the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer to perform an on-site inspection of said erosion and sediment control measures. In no event shall soil disturbance occur, or the Applicant engage in other construction activities other than clearing, until such time as the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer have reviewed and approved the installation of all erosion and sediment control measures.

5. All erosion and sediment control measures shall be inspected at least weekly while construction is ongoing, and after every storm event resulting in a discharge and repaired and maintained as necessary.

6. If any erosion or sediment control measure fails or is not installed or maintained in accordance with the Plan or the directives of the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, the Applicant shall be required to cease all construction activities on the lot on which construction is ongoing until such time as said erosion and sediment control measures have been installed in accordance with the plan or the directives of the Montville Wetlands Enforcement Officer or the Montville Zoning Enforcement Officer and approval of the same has been certified by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.

7. John C. D'Amato, Jr., Member of Watch Hill Builders, LLC, 106 Watch Hill Road, Westerly, Rhode Island 02891 (203) 410-5353 (cellular telephone), e-mail: jcdamato2@gmail.com shall be the party responsible for compliance with all erosion and sediment control measures in conjunction with all construction activities on the project site.

8. It is anticipated that construction of the project will commence during the late Fall of 2023

and continue for a period of approximately one (1) year.

9. During the stabilization period (after construction on each lot has been completed but prior to certification of approval by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer for the removal of erosion and sediment control measures), all erosion and sediment control measures shall be maintained in proper working order. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a weekly basis during the stabilization period and after each storm occurrence resulting in a discharge.

10. During the stabilization period, any erosion which occurs shall be immediately repaired by the Applicant, reseeded with the seeding mixes set forth in the Construction Sequencing Sections of this Narrative and restabilized.

11. Once stabilization on each lot has been completed, and certification thereof obtained in writing from the Montville Wetlands Enforcement Officer and Montville Zoning Enforcement Officer, all erosion and sediment control measures shall be removed by the Applicant.

CONSTRUCTION SEQUENCING – PER LOT (TYPICAL)

1. The Applicant shall clear, but not grub, within the limits of clearing delineated on the Plan for each lot.

2. The Applicant shall remove the surface soil from the area for the construction of the construction entrance for the lot being developed as delineated on the Plan.

3. The Applicant shall install a construction entrance for each lot being developed in accordance with the "Construction Entrance Detail" as depicted on a plan entitled "Soils, Notes & Details Pine Grove Subdivision Prepared For D'Amato Brothers Builders Old Colchester Road Montville, Connecticut Date: 07/28/2023 Scale: None Sheet 8 of 8 Map No. 22-013-1N Wentworth Civil Engineers LLC 177 West Town St. Lebanon, CT 06249 Tel. (860) 642-7255 Fax (860) 642-4794 Web: wentworthcivil.com".

4. The Applicant shall install a single row of silt fence or haybales at the down gradient limits of disturbance on each lot as delineated on the Plan.

5. Upon the completion of installation of erosion and sediment control measures, the Applicant, or its successor, as the case may be, shall contact the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer to perform an inspection of the installation of erosion and sediment control measures. Other than the construction of the anti-tracking pad, no soil shall be disturbed until such time as the installation of erosion and sediment control measures has been approved by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer.

6. The Applicant shall strip the surface soil in the area of construction of the dwelling house, yard and driveway. Surface soil shall be retained on each lot for eventual use in the

stabilization of disturbed areas. Surface soil stockpiles shall be stabilized by installing a single row of silt fence around the down gradient side of each stockpile location. The stockpile shall be constructed at a slope not to exceed 3:1 and shall be stabilized by seeding with an annual ryegrass mix and mulch. The annual ryegrass mix shall be applied at a rate of 40 pounds per acre. Mulch shall be applied at the rate of 80 pounds per 1,000 square feet, and shall be spread by hand or with a mulch blower. In conjunction with the clearing of each lot, stumps shall either be (i) ground in place or (ii) removed to a location approved, in advance, by the Zoning Enforcement Officer and Wetlands Enforcement Officer of the Town of Montville. No stumps shall be buried on site.

7. The cellar hole shall be excavated. Sufficient material shall be retained on site for backfilling the foundation. Additional material shall be transported from the site.

8. Footings shall be poured in the cellar hole and thereafter, foundation walls shall be poured subsequent to the approval of the footings by the Building Official of the Town of Montville.

9. Upon completion of the construction of the foundation, footing drains, if required, shall be installed.

10. Upon completion of installation of the footing drains, if required, the foundation and footings shall be backfilled with stored material.

11. Construction of the dwelling house shall be completed.

12. Upon the completion of construction of improvements, all disturbed areas shall be stabilized by loaming the same with not less than four (4") inches of topsoil obtained from the surface soil stockpile. Areas to be seeded will be prepared by spreading ground limestone equivalent to 50 percent calcium plus magnesium oxide applied at a rate of 100 pounds per 1,000 square feet. Fertilizer (10-10-10) is to be applied at a rate of 15 pounds per 1,000 square feet. Seeding shall be applied with a mix of Kentucky Bluegrass applied at a rate of 20 pounds per acre, Creeping Red Fescue applied at a rate of 20 pounds per acre and Perennial Ryegrass applied at a rate of 5 pounds per acre for a total application of 45 pounds per acre. After seeding, the areas seeded shall be stabilized with hay mulch immediately applied at a rate of 80 pounds per 1,000 square feet and anchored by tracking. Seeding shall only occur between April 1 and June 15 and August 15 to October 1.

13. Once all seeded areas have been thoroughly stabilized and cut with two cuttings, erosion and sediment control measures shall be removed.