APPLICATION OF JAMES E. MOROSKY TO MONTVILLE INLAND WETLANDS AND WATERCOURSES COMMISSION

NARRATIVE AND CONSTRUCTION SEQUENCE RELATIVE TO A PROPOSED TWO LOT SUBDIVISION OF MAP 30, LOT 24 LOCATED AT 581 ROUTE 163, MONTVILLE, CONNECTICUT

PROJECT OVERVIEW

The Applicant is the owner of a 6.95 acre lot of land located on the northeasterly side of Route 163 (Oakdale Road) and known and designated as 581 Route 163, Montville, Connecticut, which real property is currently improved with a single family residence, two (2) existing garages and other outbuildings as depicted on the hereinafter referenced subdivision plan (the "Property").

The Applicant intends to develop the Property by subdividing the same to create proposed Lot 24-2 as depicted on the hereinafter referenced plan, which proposed Lot 24-2 will contain 40,427 square feet of lot area or 0.93 acre. Proposed Lot 24-2 will interconnect to the Town of Montville sanitary sewer main located in Connecticut Route 163. Proposed Lot 24 is currently improved with the Applicant's dwelling house. The Property is abutted to the northeast by Wheeler Pond and the riparian wetlands adjacent to Wheeler Pond as delineated by Wetland Flags 1-12 as depicted on the hereinafter referenced subdivision plan.

The instant application is an application to the Town of Montville Inland Wetlands and Watercourses Commission (hereinafter "IWWC") to conduct a Section 8-26 review with respect to the proposed two lot subdivision of the Property.

DESCRIPTION OF UPLAND AND WETLAND SOIL CHARACTERISTICS:

UPLAND SOILS-HINCKLEY SERIES (HkC)

The Hinckley series consists of excessively drained soils that formed in glacial outwash. Hinckley soils are on outwash plains, stream terraces, kames and eskers. Slopes range from zero to thirty-five percent. The Hinckley soils are near excessively drained Windsor soils, somewhat excessively drained Merrimac soils, well drained Agawam and Haven soils, moderately well drained Sudbury soils, poorly drained Walpole soils, and very poorly drained Scarboro soils. Soil characteristics for the Hinckley soils are as follows:

0-7 inches - Dark brown gravely sandy loam; weak, fine granular structure; very friable; many fine roots; 20% coarse fragments.

7-14 inches - yellowish brown gravely loamy sand; single grain; loose; few fine roots; 25% coarse fragments.

14-22 inches - yellowish brown gravely loamy sand; single grain; loose; few fine roots; 40% coarse fragments;

22-60 inches - brownish-yellow very gravely coarse sand; 40% coarse fragments.

22-60 inches - brownish-yellow very gravely coarse sand; single grain; loose; 60% coarse fragments.

The permeability of the Hinckley soils is rapid in the surface layer and subsoil and very rapid in the substratum.

OPEN WATER BODY

Proposed Lot 24-2 is abutted to the northeast by Wheeler Pond and the riparian wetlands associated with Wheeler Pond as depicted by Wetland Flags 1-12 on the subdivision plan. Due to a lack of maintenance, Wheeler Pond has become inundated with silt and vegetation, particularly during the growing season, and varies in depth from 1 to 8 feet depending on the groundwater elevation in the region.

GENERAL PROCEDURES

1. Prior to conducting any activities on the Property, the Applicant and his contractor shall meet with the Wetlands Enforcement Officer of the Town of Montville to discuss and agree upon the method of installation and maintenance of erosion and sediment control measures.

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 development activities shall occur and will further designate the location for the installation of all soil and erosion control measures. Generally, the proposed development area slopes to the east. The Applicant's land surveyor has specified the installation of a single row of silt fence along the easterly periphery of the disturbed area in the location designated as "Install & Maintain a Continuous Line of Sitl Fence (See Detail)" on a map or plan entitled "Subdivision Plan Prepared For James E. Morosky & Kristin Morosky #581 Route 163 - (AKA - Oakdale Road) Montville, Connecticut Boundary-Topography-Lot Layout Project No. 23-.091 Drawn By: R.A.D. Date: 5/28/23 Scale: 1" = 40' Sheet 1 of 1" prepared by Advanced Surveys, LLC (the "Lot Development Plan").

3. At such time as erosion control devices for each lot have been installed in accordance with the Lot Development Plan, the Applicant shall contact the Montville Wetlands Officer and the Montville Zoning Enforcement Officer to perform an onsite inspection of said erosion and sediment control measures. In no event shall construction activities be commenced with respect to the development of either proposed lot until such time as the Wetlands Enforcement Officer and the Zoning Enforcement Officer of the Town of Montville have reviewed and approved the installation of all sediment and erosion control measures.

4. The development of Lot 24-2, as depicted on the Lot Development Plan, shall be conducted by the Applicant and/or his contractor in accordance with the Lot Development Plan and this Narrative. The Wetlands Enforcement Officer of the Town of Montville or her designated agent shall have authority to modify any construction details hereinafter

contained as warranted by field conditions during the term of construction of improvements on each lot.

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

6. During the stabilization period (after construction has been completed on each lot, but prior to certification of approval by the Montville Wetlands Enforcement Officer and the Montville Zoning Enforcement Officer for removal of erosion and sediment control measures), all erosion and sediment control measures shall be maintained in proper working order. James E. Morosky shall be responsible for compliance with all erosion and sediment control measures in conjunction with the residential development of each lot in the subdivision. All erosion and sediment control measures shall be inspected and maintained and/or repaired, as necessary, on a twice-weekly basis during the stabilization period and after each storm occurrence resulting in a discharge. James E. Morosky (860) 941-4348 shall be the designated representative of the Applicant for the implementation of the erosion and sediment control plan for Lot 24-2 in the subdivision.

7. 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 Section of this Narrative and restabilized.

8. Once stabilization has been completed and certification thereof obtained in writing from the Wetlands Enforcement Officer and Zoning Enforcement Officer of the Town of Montville, all erosion and sediment control measures shall be removed by the Applicant or his contractor.

9. If any erosion or sediment control measure fails or is not installed or maintained in accordance with this Narrative, the Applicant or its successors shall be required to cease all development activities on each lot until such time as such erosion and sediment control measures have been installed and/or maintained in accordance with the Lot Development Plan and this Narrative and approval of the same has been certified by the Town of Montville Wetlands Enforcement Officer and the Town of Montville Zoning Enforcement Officer.

CONSTRUCTION SEQUENCING

1. An anti-tracking pad shall be installed at the interface of the driveway for Lot 24-2 with the common driveway as depicted on the Lot Development Plan. The anti-tracking pad will be placed in a location which will result in the removal of excess material from truck tires as trucks leave the project site to the public highway. The anti-tracking pad is proposed in a location which will result in maximum protection in order to minimize the introduction of earth product materials onto the bearing surface of Connecticut Route 163 (Oakdale Road).

2. The Applicant shall clear the area for development on Lot 24-2 southwesterly of the proposed well location on Lot 24-2 as delineated on the Lot Development Plan.

3. The Applicant shall install down gradient silt fence in the location delineated on the Lot Development Plan.

4. Upon the installation of erosion and sediment control devices, the Applicant shall request an inspection by the Town of Montville Zoning Enforcement Officer and the Town of Montville Wetlands Enforcement Officer. In no event shall further construction occur until such time as the installation of erosion and sediment control devices has been approved by the Montville Zoning Enforcement Officer and the Montville Wetlands Enforcement Officer.

5. The Applicant shall grub the area for construction on Lot 24-2. Herbaceous material shall either be removed from the site or chipped and utilized for ground cover stabilization. Stumps shall either be ground in place or removed to a location approved in advance by the Town of Montville Zoning Enforcement Officer and the Town of Montville Wetlands Enforcement Officer. In no event shall stumps be buried on site.

6. Surface soil shall be stripped within the limits of clearing as depicted on the Lot Development Plan and stored in a surface soil stockpile which shall be located outside of the limits of any wetland or upland review area.

7. The surface soil stockpile shall be stabilized by installing a single row of silt fence or staked haybales around the stockpile location. The surface soil stockpile shall be constructed at a slope not to exceed 3:1 and shall be stabilized by seeding with a perennial ryegrass mix and mulch. The perennial 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.

8. The underground sewer interconnection to the sewer manhole in Connecticut Route 163 (Oakdale Road) shall be completed.

9. Construction of the dwelling house, garage and onsite septic system shall be completed by the Applicant's contractor.

10. Upon the completion of construction on Lot 24-2, disturbed areas shall be loamed with not less than four (4) inches of topsoil obtained from the stockpile area. Areas to be seeded will be prepared by spreading ground limestone equivalent to fifty 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. Following the initial application of lime and fertilizer, there are to be no periodic applications of lime and fertilizer. 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 10 pounds per acre and perennial ryegrass applied at a rate of 20 pounds per acre for a total application of 50 pounds per acre. After seeding, all seeded areas shall be stabilized with hay mulch immediately applied

at the rate of 70-90 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.