

Town of Montville Inland Wetlands Application Permit# _____ Check # _____

APPLICANT INSTRUCTIONS: All applicants must complete this application form. The Commission will notify the applicant of any additional information that may be required and will schedule a Public Hearing if necessary. In addition to the information required, the applicant may submit other supporting facts or documents which may assist the Commission in its evaluation of this proposal. PLEASE SUBMIT FOURTEEN (14) COPIES OF THE APPLICATION AND FOURTEEN (14) COPIES OF ANY OTHER DOCUMENTS AT LEAST FIVE BUSINESS DAYS PRIOR TO THE MEETING.

I. Applicant Information

Name LINDO CONSTRUCTION LLC
Address 542 ROUTE 161 OAKDALE, CT 06370

Fax # _____ Email _____

Interest in Property ☐ Owner ☐ Option Holder ☐ Developer ☐ Harvester ☐ Other
☐ Attach a Written Consent to the proposed activity from the owner if applicant is not the owner ☐ Required ☐ Not Required

II. Owner Information

Name 82 MAPLE AVE. LLC Address 542 FLANDERS ROAD OAKDALE, CT 06370
Tel # _____ Cell # _____
Fax # _____ Email _____

III. Engineer Information

Contact WESLEY J. WENTWORTH P.E.
Firm WENTWORTH CIVIL ENG. Address 177 W. TOWN ST. LEBANON, CT 06249
Cell # _____
Fax # _____ Email WES@LEBANONGREEN.COM

IV. Attorney Information

Contact _____
Firm _____ Address _____
Tel # _____ Cell # _____
Fax # _____ Email _____

V. Property Information

Address of Proposed Activity 82 MAPLE AVE.
Assessor's Map and Lot Number 017-015-00A
Land Records /Deed Volume: 705 Page: 020 Acreage of Property 17.97 AC.
Zoning R20

Provide a List of the Names and Mailing Addresses of Adjacent Property Owners (Attach Sheet)

SEE ATTACHED

ADJACENT PROPERTY OWNERS

SUBJECT PARCEL

82 MAPLE AVE LLC
542 FLANDERS RD
OAKDALE, CT 06370

AMERICAN POLISH CITIZENS
PO BOX 104
UNCASVILLE, CT 063820104

BALKCOM MICHELLE
89 MAPLE AVE
UNCASVILLE, CT 06382

JOHNS KEITH D
55 MOXLEY RD
UNCASVILLE, CT 06382

MONTVILLE TOWN OF (PUMP S
310 NORWICH NL TPK
UNCASVILLE, CT 06382

NEW CANAAN PLACE LLC
338 WESTPORT RD
WILTON, CT 06897

SBA TOWERS II LLC
ATTN: TAX DEPT CT10016-A
8051 CONGRESS AVE
BOCA RATON, FL 33487

SYLVIA FRANCES M
63 MOXLEY RD
UNCASVILLE, CT 06382

VENANZIO CHRISTOPHER M SR
79 MAPLE AVE
UNCASVILLE, CT 06382

WAINWRIGHT ERNEST C & WAL
149 GREAT NECK RD
WATERFORD, CT 06385

VI. Wetlands and Watercourse Information

Total Acreage of Wetlands on the site 0.96 acres
Wetland Disturbance Area 4,900 sq ft
Upland Review Disturbance Area 7,200 sq ft
Have the Wetlands Been Flagged ☒ Yes ☐ No Year 2022
Name of Soil Scientist JOSEPH THIENLOUX
Linear Feet of Watercourse Disturbance 130 ft
Creation of New Wetlands 0.0 sq ft

VII. Project Description

☒ Subdivision ☐ Review No Regulated Activity ☐ Permit Modification
☒ Regulated Activity ☐ Permitted Use as of Right ☐ Permit Renewal

Activity will involve (Check all that apply)

☒ Alteration ☒ Construction ☐ Pollution ☒ Stormwater Discharge
☒ Deposition of Material 150 cubic yards CLEAN FILL / GRAVEL & STONE
☒ Removal of Material 100 cubic yards ORGANICS / TOPSOIL

See attached checklist of items that are to be included on Plan and supplemental data.

A) Attach a Detailed Plan of the Proposal and indicate Plan Title and Date.

"2 LOT SUBDIVISION 82 MAPLE AVE. PREPARED FOR LINDO CONSTRUCTION, LLC
MONTVILLE, CONNECTICUT" BY WENTWORTH CIVIL ENGIN. LEBANON, CT & ROB
HELLSFORD, L.S. WEBSTER, CT. DATE: 1/25/25 - 6 SHEETS.

B) Provide Brief Description of the Proposed Project on separate piece of paper. Instructions attached.

C) List Titles and dates of all documentation which will be included and submitted with this application and attach to application. Documents should include, but are not limited to; Project Proposal, Soil Scientist Reports, and Drainage Calculations.

VIII. Other Information

1. Does the application involve an activity in a regulated area that is within 500 ft of another municipality?

☐ Yes ☒ No

- If YES, then a copy of the application and all material is to be submitted to said Town and a copy of the transmittal form is to be provided to the Commission.

2. Is the property located within a Flood Hazard Area? ☐ Yes ☒ No

- If YES, then please provide additional material showing the location of the area.

3. Is the regulated activity within a Public Water Supply Aquifer or Watershed? ☐ Yes ☒ No

- If YES, then a copy of the application and all material is to be submitted to the State Department of Health as well as the appropriate Water Company. See attached instructions for the Notification Process for the State Health Department. A copy of the transmittal forms shall be provided to the Commission.

4. Does the application require approval from Uncas Health District? ☐ Yes ☒ No
- If YES, then a copy of the approval is to be provided to the Commission.

5. Does the application require approval from the Public Works Dept? ☒ Yes ☐ No
- If YES, then a copy of the approval is to be provided to the Commission.

6. Does the application require approval from the Town of Montville WPCA? ☒ Yes ☐ No
- If YES, then a copy of the approval is to be provided to the Commission.

7. Does the application require permits from the following agencies?

		Submission Info
Army Corps of Engineers	☐ Yes ☒ No	Date _____
Department of Environmental Protection	☐ Yes ☒ No	Date _____
Department of Transportation	☐ Yes ☒ No	Date _____

- If YES, then a copy of the application and all material is to be submitted to said Agency and a copy of the transmittal form is to be provided to the Commission.

8. Does this permit require a State Water Diversion Permit? ☐ Yes ☒ No

9. Does this permit require a State Dam Permit? ☐ Yes ☒ No

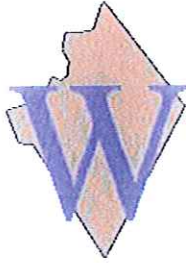
10. Is this property subject to a Conservation Restriction and/or a Preservation Restriction?

-If YES, attach a copy of certified notice. ☐ Yes ☒ No

11. If the application is a renewal or modification of an existing permit, is a copy of the original approval included in the documentation package? ☐ Yes ☒ No

The undersigned applicant hereby consents to necessary and proper inspections of the above mentioned property by agents of the Montville Inland Wetlands Commission at reasonable times, both before and after the permit in question has been granted by the Commission.

Name HOMER LINDO, MEMBER Date 7/30/26
X Homer Lindo
Property Owner if other than Applicant _____ Date _____



WENTWORTH CIVIL ENGINEERS LLC

177 West Town Street
Lebanon, Connecticut 06249
Tel. (860) 642-7255
Fax. (860) 642-4794
Email: Wes@WentworthCivil.com

July 22, 2026

VII.B Wetland Activity Description

Existing Conditions

The site consists of approximately 18 acres with a farmhouse and outbuildings located on the southern side of Maple Avenue just westerly of Interstate 395. The site is mostly wooded and slopes gently to moderately northward towards Maple Avenue. A small wetlands system parallels Maple Avenue that drains to the east through a culvert located in the I-395 right of way and northerly under Maple Ave.

Proposed Wetlands Permit Activities:

This application is part of a 2 lot subdivision that would split the existing single family home onto its own 2.7 acre lot (Lot 1). The remaining land will be 15.18 acres in size (Lot 2).

Lot 1 (existing house lot) has no new activity proposed within wetlands or 50' uplands review area.

Lot 2 requires a wetlands crossing for driveway access, underground utilities and a proposed culvert pipe for conveyance of a seasonal intermittent watercourse. The activities proposed as part of this driveway crossing include:

- 4,900 sf of direct wetlands disturbance as part of driveway, drainage and grading activities
- Total fill in wetlands = 250 cy of clean fill and gravel materials
- Total excavation in wetlands = 250 cy of organics / topsoil removed. Organic materials will be stockpiled onsite outside of 50' upland review area for reuse as topsoil
- 7,200 sf of upland review area disturbance

- All work to be performed by tracked excavation equipment with minimal hand tool activity.
- Proposed work is intended to be performed starting in the spring of 2027 and should be completed within 90 – 180 days.
- Width of proposed driveway crossing over wetlands is designed to allow access to potential future multifamily development of parcel without requiring additional wetlands disturbance.

Potential Impacts to Wetlands and Watercourse

The majority of required site clearing has occurred as part of a timber harvest for the site. Erosion and sediment controls are in place and being maintained.

Wetlands and intermittent watercourse direct impacts -No direct impacts are proposed as part of the proposed development.

Impacts to uplands review areas -

Intermittent Watercourse & wetlands-Minimal incursions into the wetlands and 50 foot upland review area for site access, underground utilities, grading and drainage facilities. Other than the site entrance drive and associated infrastructure, no other activities are located within the wetlands or upland review areas.

All proposed activities have been designed to minimize short and long term impacts to wetlands and watercourses. Site specific erosion control plan is included in the application materials.

**Statewide Inland Wetlands & Watercourses Activity Reporting Form**

Please complete this form in accordance with the instructions on pages 2 and 3 and mail to:

DEEP Land & Water Resources Division, Inland Wetlands Management Program, 79 Elm Street, 3rd Floor, Hartford, CT 06106

Incomplete or incomprehensible forms will be mailed back to the inland wetlands agency.

PART I: Must Be Completed By The Inland Wetlands Agency

1. DATE ACTION WAS TAKEN: year: _____ month: _____

2. ACTION TAKEN (see instructions - one code only): _____

3. WAS A PUBLIC HEARING HELD (check one)? yes ☐ no ☐

4. NAME OF AGENCY OFFICIAL VERIFYING AND COMPLETING THIS FORM:

(print name) _____ (signature) _____

PART II: To Be Completed By The Inland Wetlands Agency Or The Applicant5. TOWN IN WHICH THE ACTIVITY IS OCCURRING (print name): MONTVILLEdoes this project cross municipal boundaries (check one)? yes ☐ no ☒

if yes, list the other town(s) in which the activity is occurring (print name(s)): _____

6. LOCATION (see instructions for information): USGS quad name: UNCASVILLE or number: _____

subregional drainage basin number: _____

7. NAME OF APPLICANT, VIOLATOR OR PETITIONER (print name): LINDO CONSTRUCTION, LLC8. NAME & ADDRESS OF ACTIVITY / PROJECT SITE (print information): 92 MAPLE AVE.briefly describe the action/project/activity (check and print information): temporary ☐ permanent ☒ description: _____DRIVEWAY CROSSING w/ CULVERTING INTERMITTENT WATERCOURSE9. ACTIVITY PURPOSE CODE (see instructions - one code only): B10. ACTIVITY TYPE CODE(S) (see instructions for codes): 1, 2, 9, 12

11. WETLAND / WATERCOURSE AREA ALTERED (see instructions for explanation, must provide acres or linear feet):

wetlands: 0.1 acres open water body: 0.0 acres stream: 0.0 linear feet12. UPLAND AREA ALTERED (must provide acres): 0.2 acres13. AREA OF WETLANDS / WATERCOURSES RESTORED, ENHANCED OR CREATED (must provide acres): 0.0 acres

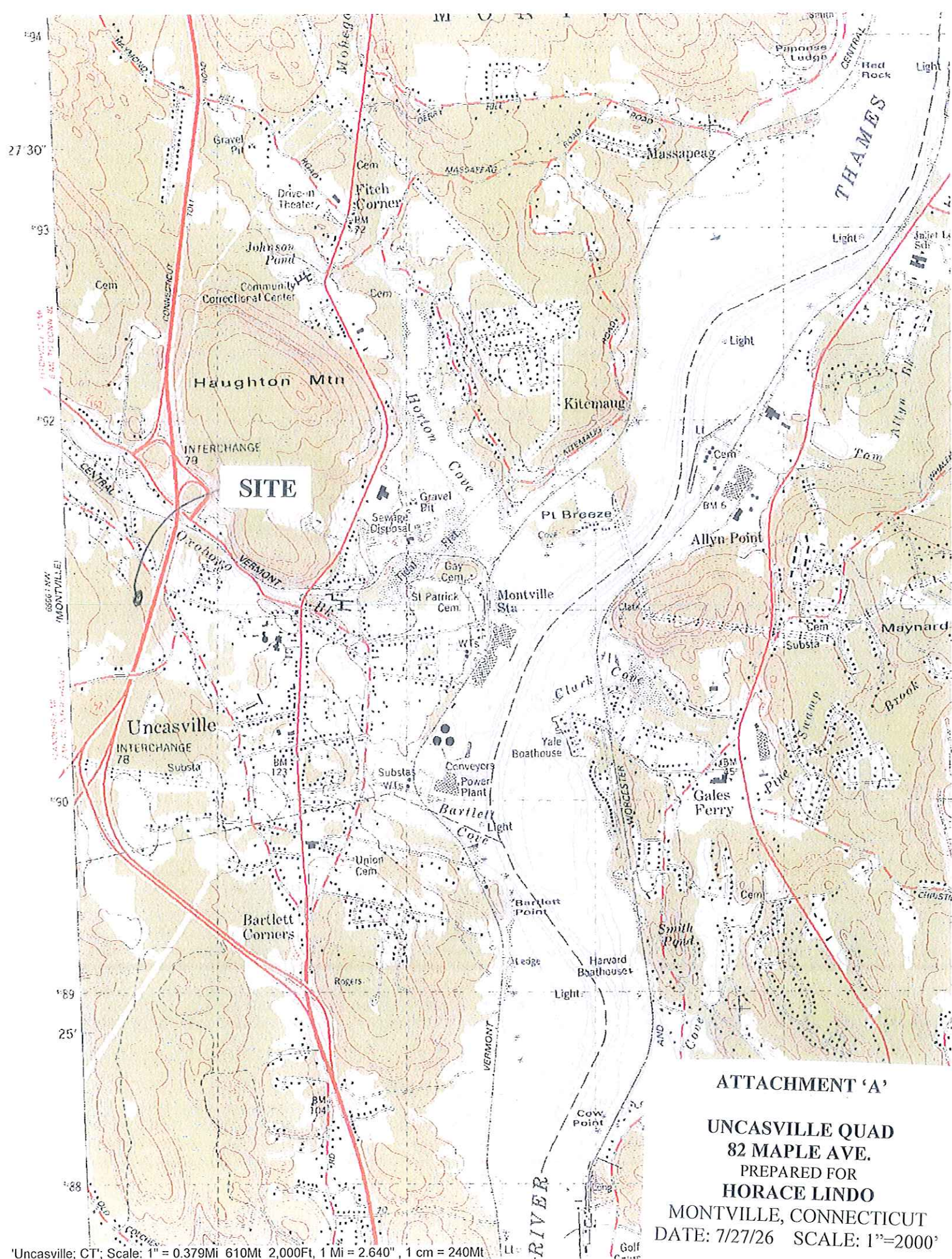
DATE RECEIVED:

PART III: To Be Completed By The DEEP

DATE RETURNED TO DEEP:

FORM COMPLETED: YES NO

FORM CORRECTED / COMPLETED: YES NO



ATTACHMENT 'A'

UNCASVILLE QUAD

82 MAPLE AVE.

PREPARED FOR

HORACE LINDO

MONTVILLE, CONNECTICUT

DATE: 7/27/26 SCALE: 1"=2000'

TOWN OF MONTVILLE
INLAND WETLANDS APPLICATION CHECKLIST

N/A

- ☒ ☐ Completed application signed by the property owner. If you are acting on behalf of the property owner than a letter must also be submitted by the property owner stating that you are acting as his/her agent.
- ☐ ☒ Application must have the disturbance area in square feet and acres to include the buffer area, as well as, the wetland area and what type of activity it will be in tabular format.
- ☐ ☒ A narrative describing the activities to take place on the property. This is to include but not limited to:
- ☐ Alternatives considered.
 - ☐ Description of the activity including location and square footage of Disturbance.
 - ☐ What type of erosion and sediment control will be used.
 - ☐ If machinery will be used or if work will be done by hand.
 - ☐ Identify the sub-drainage basin where the proposed activity will occur.
- ☐ ☒ List of abutting property owners and names indicated on plan.
- ☐ ☒ Location of all wells and septic systems of abutting property owners, as well as, any located onsite.
- ☐ ☒ Existing and proposed contours at 5 ft contours.
- ☐ ☒ Location of all designated wetland and watercourse areas by a Certified Soil Scientist. A soils report from the soil scientist shall also be provided along with a live signature and stamp on the plans.
- ☒ ☐ Location of all Flood Zones per Federal Flood Insurance Rate Maps.
- ☐ ☒ Location of all existing and proposed buildings and their uses.
- ☐ ☒ Location of all crossings and storm water drainage systems and their drainage. calculations based on ten (10) and Twenty-five (25) year storms. In addition all points of ground water discharge will also be shown.
- ☐ ☒ Location of all Erosion and Sediment control devices and an Erosion and Sediment control plan.
- ☐ ☒ North arrow and location key at 1"= 1000".
- ☐ ☒ DEEP Report Form.

- ☐ ☐ The requirements of Section 7.5 shall apply if the proposed activity has been determined significant.
- ☐ Site plans for the proposed use or operation and the property which will be affected, which show existing and proposed conditions, wetland and watercourse boundaries, land contours, boundaries of land ownership, proposed alterations and use of wetlands and watercourses, and other pertinent features of the development drawn by a licensed surveyor, professional engineer or landscape architect registered in the State of Connecticut or by such other qualified person;
- ☐ Engineering reports and analyses and additional drawing to fully describe the proposed project and any filling, excavation, drainage or hydraulic modifications to watercourses and the proposed erosion and sedimentation control plan;
- ☐ Mapping of soil types consistent with the categories established by the National Cooperative Soil Survey of the U. S. Soil Conservation Service (the Commission may require the applicant to have the wetlands delineated in the field by a soil scientist and that the field delineation be incorporated onto the site plan);
- ☐ Description of how the ecological communities and functions of the wetlands or watercourses involved with the application and the effects of the proposed regulated activities on these communities and wetlands functions;
- ☐ Description of how the applicant will change, diminish, or enhance the ecological communities and functions of the wetlands or watercourses involved in the application, and with each alternative, and a description of why each alternative considered was deemed neither feasible nor prudent;
- ☐ Analysis of chemical or physical characteristics of any fill material;
- ☐ Measures which mitigate the impact of the proposed activity. Such measures include, but are not limited to, plans or actions which avoid destruction or diminution of wetland or watercourse functions, recreational uses and natural habitats, which prevent flooding or degradation of water quality.

In addition to this checklist, the applicant is also responsible for those items listed in the
EROSION & SEDIMENT CONTROL CHECKLIST