

Staff Report
Application # 22 IWC 18

Regular Meeting – Thursday, August 18, 2022

Prepared by Meredith Badalucca, Zoning & Wetlands Enforcement Officer

Applicant: Harlon Dalton
Property Owner: Brent Ali
Address: 67 Kitemaug Road (083-025-000)
Engineering Info: Rob Hellstom Land Surveying, LLC
Soil Scientist: Ian T. Cole
Attorney: Zachary Kohl, Esq.
Submitted: August 9, 2022
Date Received by IWC: August 18, 2022 (*DRD – 10/22/2022*)

Applicant Request: Permit to construct a single-family residence, accessory structure & associated site improvements.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	1,211 SF

STAFF COMMENTS:

- Application is for a permit to construct a single-family residence, accessory structure and associated site improvements.
- The site is located on about 0.53 acres in the R-20 zone with about 814 sq. ft. of wetlands.
- The Applicants propose to construct a single-family dwelling and accessory structure on the property with Horton Cove and an unnamed brook to the west and south as shown on a plan entitled “IMPROVEMENT LOCATION SURVEY – PREPARED FOR – HARLON DALTON DEPICTING WETLANDS & EXISTING CONDITIONS 67 KITEMAUG ROAD MONTVILLE, CONNECTICUT, Dated 7/7/22, Revised 8/4/22”
- The only disturbance within the upland review area will be a portion of the grading and construction of the driveway which constitutes 1,114 +/- sq. ft. No work is proposed in tidal areas and the proposed activity is exempt from CAM review.
- Soil erosion & sediment controls in the form of staked silt fence or hay bales are proposed and can be seen on the above mentioned site plan.
- This Commission previously approved an application for this property for a 3 bedroom single family residence with more activity in the upland review area in 2013.

SOIL SCIENTIST REPORT:

- Wetlands were field delineated by Ian T. Cole and his Report of Findings, dated June 23, 2022, has been submitted as part of the subject application.

Significant Impact

Where uses/proposals are determined to meet the criteria of a significant impact as defined in the Regulations, a public hearing must be scheduled by the IWC. A permit may be issued without a hearing following the petition period 14 days after receipt of application, subsequently action on the application needs to be tabled to the September 15, 2022 meeting.

Staff Recommendation:

Staff recommends the IWC receive & review Application 22 IWC 16, set a date for a site walk if desired and table the application to the September 15, 2022 meeting.