

Staff Report
Application # 22 IWC 18
Regular Meeting – Thursday, September 15, 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 in Review:

The IWC, at its 8/18/22 meeting, reviewed the application of Harlon Dalton for a permit to construct a single-family residence, accessory structure and associated site improvements at 67 Kitemaug Road.

A permit may be issued without a hearing following the petition period 14 days after receipt of application and the application was tabled to the 9/15/2022 IWC meeting. No petition for a hearing was received.

Outstanding comments from WEO:

Please be advised of the following outstanding comments with regard to my review of the above-referenced site plan:

- Final plan will need to be signed by Registered Soil Scientist.

Considerations for Action:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a motion of approval is suggested:

After giving due consideration to all relevant factors, including those in Section 4.2 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move to approve Application #22 IWC 18 Applicant: Harlon Dalton Owner: Brent Ali for

regulated activity (driveway and grading) within upland review area associated with the construction of a single family residence, accessory structure and associated site improvements at 67 Kitemaug Rd (083-025-000), Uncasville, CT 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” with the following condition: 1. Final plan shall be signed by Registered Soil Scientist.

Standard Reasons for Approval Apply:

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.