

MEMORANDUM FOR THE RECORD
APPLICATION# 22 IWC 21
REGULAR MEETING – THURSDAY, SEPTEMBER 15, 2022

Prepared by Meredith Badalucca, Zoning & Wetlands Officer

Applicant: Watch Hill Builders, LLC
Property Owner: Watch Hill Builders, LLC
Address: 1108 Old Colchester Road (M/B/L 036-005-002), Oakdale, CT
Submitted: September 9, 2022
Date Received by IWC: September 15, 2022 *(DRD 11/19/2022)*

Applicant Requests: The applicant is requesting a favorable recommendation/report from the Commission to the Planning & Zoning Commission for a 3-Lot subdivision with no regulated activities in accordance with CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse) and as required by Section 3.4.2 of the Montville Subdivision regulations.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 SF
Upland Review Disturbance Area	0 SF

STAFF COMMENTS:

- The site consists of 3.709 acres (161,564 SF) located in the R-40 zoning district with about 575.55 feet of frontage on Old Colchester Road and contains about 0.801 acres (34,891 SF) of delineated inland wetlands.
- The applicant proposes to divide the existing lot to create (3) new single family residential lots with on-site wells & municipal sewer and associated site improvements. The 3 lots will range in size from 41,272 SF to 69,251 SF. Two of the lots will share a common driveway from Old Colchester Road and the other lot will be accessed from a private driveway from Old Colchester Road.
- There is no regulated upland or wetlands activity proposed as part of this development.
- The property to be subdivided is shown on a plan entitled “Property and Topographic Survey Land Now or Formerly Watch Hill Builders, LLC Old Colchester Road, Montville, CT Date: July 27, 2022”.
- Wetlands on this project were delineated by R. Richard Snarski, Soil Scientist in 1998. The property contains a mix of upland and wetland soils as described in the applicant’s narrative.

TOWN SOIL SCIENTIST COMMENTS:

I have limited comment that I would like to offer at this time, so that the applicant can address them in advance of the October Meeting.

1. The plans indicate that the wetlands were delineated in 1998. The applicant should have the soil scientist confirm that the delineation depicted is still accurate.
2. The plans indicate that the houses will be served by sewer. If dewatering of trenches may be needed, show a dewatering detail.
3. Add woodchips to the silt fence detail.
4. Specify a seed mix for vegetative stabilization.
5. Specify silt sack for the nearby catch basins.

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 October 20, 2022 meeting.

Staff Recommendation:

Staff recommends the IWC receive & review Application **22 IWC 21**, set a date for a site walk, if desired and table the application to the October 20, 2022 meeting for the applicant to address soil scientist's comments.