

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 23 IWC 10**  
**REGULAR MEETING – THURSDAY, AUGUST 17, 2023**

*Prepared by Meredith Badalucca, Asst. Planner, Interim Zoning & Wetlands Officer*

**Applicant/Property Owner:** The Nevar Company  
**Engineering Info:** Solli Engineering, LLC, Kevin Solli, P.E.  
**Address:** 958 Route 163 (Parcel ID: 046-008-000)  
**Meeting Date:** August 17, 2023  
**Date Received by IWC:** August 17, 2023 (*Decision Required Date – October 20, 2023*)

**Applicant Request:** The applicant is requesting a favorable recommendation/report from the Commission to the Planning & Zoning Commission for a 2-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:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 SF</b>
<b>Upland Review Area Disturbance</b>	<b>0 SF</b>

**STAFF COMMENTS:**

The site consists of approximately 30.66 acres located in the R-120 zoning district with about 969 feet of frontage on Route 163. This site contains approximately 1.62 acres of wetlands per the narrative. This property is currently developed with a single-family residence, detached garage and associated site improvements including an on-site well and septic.

The applicant proposes to divide the existing lot to create an additional single-family residential lot with on-site well and septic; and associated site improvements. The proposed lot 1 will be 9.803 acres (427,021 sf) and proposed lot 2 will be 20.853 acres (908,376 sf). Each lot will be accessed from Route 163 via private driveways.

The property to be subdivided is shown on a plan entitled “Proposed 2-Lot Subdivision of 958 Route 163, Montville, Connecticut, Prepared for: The Nevar Company, 677 S. Main Street, Cheshire, Connecticut, Prepared by Solli Engineering, 501 Main Street, Monroe, Connecticut 06468, 11 Vanderbilt Avenue, Norwood, Massachusetts 02062, Dated 7/17/23”. The wetlands on this project were delineated by James M. McManus, MS, CPSS on January 26, 2023. There is no regulated upland or wetlands activity proposed as part of this development.

The applicant states in part, “A site visit was conducted on January 26, 2023 by James. M McManus of JMM Wetland Consulting Services, LLC. According to his observations, wetlands were found in the northwestern portion of the property and at the southeastern boundary between

the property and Route 163, approximately 900 linear feet from the existing dwelling and 580 linear feet from the existing dwelling, respectively. The site consists of approximately 1.62 acres of on-site wetland area.”

The applicant further states in part, “All proposed work will be outside of the existing on-site wetlands and the associated regulated buffers. The proposed residential dwelling is approximately 475 feet away from the closest on-site wetlands, adjacent to Route 163.”

WEO Comments: Please note: Full site has not been delineated.

1. Revise the Inland Wetlands Application received 7/26/2023 as follows:
  - V. Property Information – Revise Acreage of Property to reflect the acres provided on the above-mentioned plan set.
  - VI. Wetlands and Watercourse Information – Revise Total Acreage of Wetlands on the site to reflect the acres provided in the narrative.
  - VII. Project Description – Revise to include Review No Regulated Activity and Construction
  - A) Attach a Detailed Plan of the Proposal and indicate Plan Title and Date – Revise to indicated Plan Title and Date and remove “included as part of the Subdivision/Resubdivision Application”.
  - C) – Please provide Soil Scientist Report
  - VIII. Other Information – 5. Public Works approval is not required as Route 163 is a state road.
    6. WPCA approval is not required as public water and sewer in not available.
    7. Department of Transportation permit is required as Route 163 is a state road.
2. Revise Plan to show 50’ Wetland Regulated area on the following pages:
  - Property & Topographic Survey Sheet 1 of 2
  - Property & Topographic Survey 2 of 2
  - Sheet 1.11
  - Sheet 1.12
3. Final Plan shall be signed and sealed by L.S. and Soil Scientist

**STAFF RECOMMENDATION:**

Pending