

MEMORANDUM FOR THE RECORD
APPLICATION# 23 IWC 11
REGULAR MEETING – THURSDAY, AUGUST 17, 2023

Prepared by Meredith Badaluca, Zoning & Wetlands Officer

Applicant: Watch Hill Builders, LLC
Property Owner: Watch Hill Builders, LLC
Address: Old Colchester Road (Parcel ID: 037-006-000), Oakdale, CT
Submitted: August 4, 2023
Date Received by IWC: August 17, 2023 (DRD 10/20/23)

Applicant Requests: The applicant is requesting a favorable recommendation/report from the Commission to the Planning & Zoning Commission for a 6-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 25.76 (+/-) acres (1,122,105 +/- SF) located in the R-120 zoning district with about 941 feet of frontage on Old Colchester Road and contains about 1.49 acres (64,904 SF) of delineated inland wetlands.
- The applicant proposes to divide the existing lot to create six (6) new single-family residential lots with on-site wells & on-site subsurface septic systems and associated site improvements. The 6 lots will range in size from 120,112 SF to 385,479 SF. Two (2) of the lots will share a common driveway from Old Colchester Road and the other four (4) lots will be accessed from private driveways 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 Pine Grove Subdivision Prepared For D’Amato Brothers Builders, Old Colchester Road, Montville, Connecticut, Date: 07/28/2023, Bennett & Smilas Associates, Inc.”.
- Wetlands on this project were delineated by Joseph R. Theroux, Certified Soil Scientist on March 18, 2022 and were field located by Bennett & Smilas Associates, Inc. in April, 2022. A copy of Mr. Theroux’s report is included in the application. There are four (4) separate wetlands systems on the property, as shown on the above-mentioned plan and described in the applicant’s narrative.

- All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this Subdivision Application, which the Commission will hear at their August 22, 2023 meeting.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to send a favorable report for this 6-Lot Subdivision application to the PZC, the following language for a motion of approval is suggested:

M O T I O N # 1 (A Motion to Approve)

After giving due consideration to all relevant factors, including those in the CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse), Montville Subdivision Regulations Section 3.4.2 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I move that the Commission forward a favorable recommendation/report to the Montville Planning & Zoning Commission for Application # 23 IWC 11, submitted by Applicant/Owner: Watch Hill Builders, LLC for a six (6)-lot subdivision of Old Colchester Road (036-006-000), Oakdale, CT, as more fully described in the application & supporting documents dated 7/31/23 and a plan entitled “Property and Topographic Survey Pine Grove Subdivision Prepared For D’Amato Brothers Builders, Old Colchester Road, Montville, Connecticut, Date: 07/28/2023, Bennett & Smilas Associates, Inc.” due to no regulated activities.