

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 re-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 Area Disturbance	0 SF

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 1-Lot Resubdivision of 958 Route 163 (Parcel ID: 046-008-000), Oakdale, 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: My comments from my staff report dated 07/26/2023 have been addressed and an updated application was received on August 15, 2023. A chain of title prepared by DGT Associates, Inc. was also received which indicates this is a re-subdivision.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to send a favorable report for this 2-Lot Re-Subdivision application to the PZC, the following language for a motion of approval is suggested:

MOTION # 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 10, submitted by Applicant/Owner: The Nevar Company for a two (2)-lot re-subdivision of 958 Route 163 (046-008-000), Oakdale, CT, as more fully described in the application & supporting documents dated 7/24/23 and revised 8/1/2023 and a plan entitled “Proposed 1-Lot Resubdivision of 958 Route 163 (Parcel ID: 046-008-000), Oakdale, 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” due to no regulated activities.