

**TOWN OF MONTVILLE  
ZONING BOARD OF APPEALS  
STAFF REPORT**

**DATE:** September 29, 2023  
**TO:** Montville Zoning Board of Appeals  
**FROM:** Stacy Radford, Zoning and Wetlands Officer  
**RE:** **Application# 23 ZBA 3 –  
Variance from the required location of any building within 75’ of any regulated wetland, body of water, or watercourse. ZR Section 5.8.1 (i)**

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**APPLICANT/OWNER:** Norman J. Passarelli Jr. & Kelli M. Passarelli  
**SITE ADDRESS:** 64 Old Colchester Road Ext. (Parcel ID: 057-027-000),  
Oakdale, CT  
**ZONING DISTRICT:** WRP-160  
**PROPOSAL:** Variance from the required location of any building within seventy-five feet (75’) of any regulated wetland, body of water, or watercourse

**STAFF COMMENTS:**

The property is located in the Water Resource Protection Zone - WRP-160 zoning district on about 2.72 acres (118,483 square feet) and has approximately 567 feet of frontage on Old Colchester Rd. Ext. The property is a legal pre-existing, non-conforming undeveloped lot with regards to its size. The minimum required lot size in this district is 160,000 square feet. The required front and rear yard setbacks are 75 feet each and the side yard setbacks are 30 feet each. Per Zoning Regulation Section 5.8.1 The following uses and/or activities are prohibited within this district: (i) The location of any building within seventy-five feet (75’) of any regulated wetland, body of water, or watercourse. Per the Town of Montville Inland Wetlands and Watercourses Regulations, Section 2.1 (ii) “Upland Review Area” Shall be any area within (50) feet measured horizontally from the boundary of any wetland or watercourse.

The applicant proposes to construct a Single Family Residence with a 8’ x 20’ front porch and 10’ x 62’ rear porch and associated site improvements. The Single Family Residence is proposed to be approximately 58’ +/- from the wetlands delineated by R. Richard Snarski, Registered Professional Soil Scientist, on February 3, 2017. Mr. Snarski reviewed the wetland boundary in the field on July 31, 2023 and stated the boundary has not changed. The location of Single Family Residence and wetland boundary are shown on a plan entitled “Zoning Location Survey Property of Norman J. & Kelli M. Passarelli, for property located at 64 Old Colchester Road Ext., Town of Montville – County of New London – Connecticut, dated September 13, 2023.”

The applicant states the hardship is as follows: “The property is a pre-existing non-conforming lot (lot area) and of irregular shape. The minimum zoning yard setbacks significantly reduce the potential development locations for the property.”

# Town of Montville Inspection Report

Date: 9/28/2023      Inspection Type: Wetlands Complaint

MS4/ Erosion and Sediment Control Inspection      Yes      No  
     

Location: 64 Old Colchester Rd Ext      Parcel ID: 057-027-000

Parties Present      Choose an item.      Choose an item.      Choose an item.      Choose an item.      Choose an item.      Stacy Radford  
Meredith Badalucca  
[Click here to enter text.](#)  
[Click here to enter text.](#)  
Yes      No  
CZC Approved           

## Comments/Observations

Did site inspection for pending ZBA application 23ZBA3.

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