

STAFF REPORT
APPLICATION# 23 IWC 15
REGULAR MEETING – THURSDAY, DECEMBER 14, 2023

Prepared by Stacy Radford, Zoning and Wetlands Officer

Applicant: Reagan Construction Group
Property Owner: Dan Patsiga
Address: 34 Laurel Point Drive (Parcel ID: 105-006-000), Oakdale, CT
Submitted: November 6, 2023
Date Received by IWC: November 16, 2023 (*DRD – January 20, 2024*)

Applicant Request: Regulated activities within the upland review area in conjunction with an application to remove/replace an existing landing and stairs and install a 287 square foot paver patio.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 243 SF

STAFF COMMENTS IN REVIEW:

- The property is located on 1.13 acres in the R-80 zoning district with approximately 144 feet of frontage on Laurel Point Drive. The property is currently developed with two single-family residence, which is a pre-existing non-conforming use of the property, overlooking Oxoboxo Lake.
- This Application is for regulated activities within the upland review area to remove/replace an existing landing and stairs and install a 287 square foot paver patio.
- The proposed project is to remove the existing pressure treated landing and step and replace it with an 8' x 3'6" composite landing with a handrail and (5) five steps. The Applicant states that the replacement landing, handrail and (5) steps will be approximately 29' from the waterline, as shown on the attached Plan entitled "Reagan Const. Group for property of Dan Patsiga of 34 Laurel Point, Oakdale, CT (Page 1 of 1 Wetlands Application), dated Tuesday, November 14, 2023.". The Applicant also proposes to excavate, by hand, a 16' x 16' grass area and replace it with a paver patio approximately 37'10" from the waterline, as shown on the attached Plan entitled "Reagan Const. Group for property of Dan Patsiga of 34 Laurel Point Drive, Oakdale, CT (Page 1 of 1 Wetlands Application), dated Tuesday, November 14, 2023.".
- The Applicant proposes to install silt fence approximately 5' North of the proposed work area.
- Applicant to revise Plan under Narrative Landing and Stair Proposed #3. has typo on size of landing.

STAFF COMMENTS:

- The Applicant has revised the original Plan under the Narrative section, Landing and Stair Proposed #3. which had a typo as far as the size of the landing being proposed.

CONSIDERATION FOR ACTION:

If the Commission is inclined to approve the request of the Applicant for a permit for proposed activity, the following language for a Motion for Approval is attached.

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 23 IWC 15, Owner: Dan Patsiga; Applicant: Reagan Construction Group for regulated activities within the URA in conjunction with the proposed removal/replacement of the existing landing and stairs and the installation of a 285 SF paver patio, per the application and associated documents dated October 24, 2023. Standard reasons for approval and standard conditions of approval apply.