

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 24 IWC 1**  
**REGULAR MEETING – THURSDAY, MARCH 21, 2024**  
*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Applicant/Property Owner:** James E. Morosky / James E. and Kristin Morosky  
**Engineering Info:** Advanced Surveys, LLC, Richard Deschamps, L.S.  
**Attorney:** Harry B. Heller, Esquire  
**Address:** 581 Route 163 (Parcel ID: 030-024-000)  
**Submitted:** February 29, 2024  
**Date Received by IWC:** March 21, 2024 (*Decision Required Date – May 25, 2024*)

**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 6.95 (+/-) acres (302,755 +/- SF) located in the R-40 zoning district with about 176.5 feet of frontage on Route 163 and abutting Wheeler Pond. This site contains approximately 0.2 acres of wetlands and is currently developed with a single-family residence, two (2) garages, and other outbuildings.

The applicant proposes to divide the existing lot to create an additional lot for a single-family residence with on-site well, connection to public sewer; and associated site improvements. The proposed lot, more particularly described as “Proposed Lot 24-2” on the plan more particularly described below, will be 0.93 (+/-) acres (40,427 +/- SF) and will share the existing gravel driveway off of Route 163; through an easement.

There is no regulated upland or wetlands activity proposed as part of this 2-lot subdivision.

The property to be subdivided is shown on a plan entitled “Subdivision Plan prepared for James E. Morosky and Kristin Morosky #581 Route 163 (AKA) Oakdale Road, Montville, Connecticut Boundary – Topography – Lot Layout, dated May 28, 2023 and revised on March 11, 2024, by Advanced Surveys, LLC.”

The limits of inland wetlands located near the proposed lot were delineated by Robert Russo, Certified Soil Scientist for a Lot Line Reconfiguration Plan on September 12, 2008 and revised on September 3, 2020. The wetland system on the property is primarily to the North of the proposed single-family residence.

On March 19, 2024 myself and Assistant Planner, Meredith Badalucca conducted a site walk of the proposed Lot 24-2 and a copy of the Inspection Report is attached to your Staff Report.

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 March 26, 2024 meeting.

**CONSIDERATIONS FOR ACTION:**

If the Commission is inclined to send a favorable report for this 2-Lot 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 and Zoning Commission for Application #24 IWC 1, submitted by Applicant: James E. Morosky; Owners: James E. and Kristin Morosky for a 2-lot subdivision of 581 Route 163 (Parcel ID: 030-024-000), Oakdale, CT, as more fully described in the application and supporting documents dated February 28, 2024 and a plan entitled, "Subdivision Plan prepared for James E. Morosky and Kristin Morosky #581 Route 163 (AKA) Oakdale Road, Montville, Connecticut Boundary – Topography – Lot Layout, dated May 28, 2023 and revised on March 11, 2024, by Advanced Surveys, LLC."

# Town of Montville Inspection Report

Date: 3/19/2024 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection Yes No

Location: 581 Route 163 Map/Lot/Block: 030-024-000

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.](#)  
CZC Approved Yes No

## Comments/Observations

Did initial inspection of proposed Lot 24-2 at 581 Route 163 in accordance with IWC and PZC Applications for a 2-lot subdivision.

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