

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 1**  
**REGULAR MEETING – THURSDAY, FEBRUARY 20, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Property Owner/Applicant:** Robert & Judith Tringe  
**Engineering Info:** Advanced Surveys, LLC, Richard Deschamps, L.S.  
**Attorney:** Harry B. Heller, Esquire  
**Address:** 167 Meetinghouse Lane (Parcel ID: 046-050-00B)  
**Submitted:** February 11, 2025  
**Date Received by IWC:** February 20, 2025 (*Decision Required Date – April 26, 2025*)

**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:**

<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 18.74 (+/-) acres located in the R-80 zoning district with about 1162 feet of frontage on Meetinghouse Lane. This site contains approximately 0.12 acres of wetlands and is currently developed with a single-family residence.

The applicant proposes to divide the current lot to create (2) additional lots, each for a single-family residence with on-site well and septic. Each lot will be accessed by private driveways off of Meetinghouse Lane. The proposed lots are more particularly described as “Proposed Lots 050-0B3 and 050-0B4” on the plan submitted with this Application. Lot 050-0B3 will contain 2.41 acres. Lot 050-0B4 will contain 2.15 acres and is encumbered by a small, linear wetland system, delineated by Mark H. Sullivan in 2017. The wetland system on the property is primarily to the West of the proposed single-family residence.

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

The property to be re-subdivided is shown on a plan entitled “Resubdivision Plan prepared for Robert A. Tringe and Judith M. Tringe #167 Meetinghouse Lane, Montville, Connecticut Boundary & Lot Layout, dated October 2, 2024, by Advanced Surveys, LLC.”

On February 14, 2025 myself and Assistant Planner, Meredith Badalucca conducted a site walk of the proposed new lots and a copy of the Inspection Report is attached to this Staff Report.

All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this re-subdivision Application, which the Commission will set the public hearing for at their February 25, 2025 meeting.

**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:

**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 and Zoning Commission for Application #25 IWC 1, submitted by Owner/Applicant: Robert A. and Judith M. Tringe for a 2-lot re-subdivision of 167 Meetinghouse Lane (Parcel ID: 046-050-00B), Oakdale, CT, as more fully described in the Application and supporting documents dated February 11, 2025 and a plan entitled, "Resubdivision Plan prepared for Robert A. Tringe and Judith M. Tringe #167 Meetinghouse Lane, Montville, Connecticut Boundary & Lot Layout, dated October 2, 2024, by Advanced Surveys, LLC."

# Town of Montville Inspection Report

Date: 2/14/2025 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection Yes No  
☐ ☒

Location: 167 Meetinghouse Lane Map/Lot/Block: 046-050-00B

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

Completed site inspection for a pending IWC Application.



# Town of Montville Inspection Report

