

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 7
REGULAR MEETING – THURSDAY, APRIL 17, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Daniela Gjergaj
Address: Silver Falls Road, (001-007-00A), Oakdale
Date of Receipt: April 9, 2025
Date Received by IWC: April 17, 2025 (*DRD – June 21, 2025*)

Applicant Request: Regulated activities within the wetlands and upland review area in conjunction with a 4-lot subdivision with the construction of a shared driveway and necessary grading.

Activity Description:

Wetland Disturbance Area	4,590 sq ft
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	32,155 sq ft
Deposition of Material	110 cubic yards
Removal of Material	20 cubic yards

STAFF TECHNICAL REVIEW COMMENTS:

1. Project Narrative is required and should include:
 - a. Please explain exactly what is being proposed in the wetlands and within the upland review area.
 - b. Please explain the exact location of the proposed 15” culvert. Are there one, two or three culverts; or is one a gate?
 - c. Please explain the exact location of the proposed 70’ x 45’ basin.
 - d. Please explain the proposed wetlands disturbance shown on Plan of 1,970 sq ft. What exactly is included in this disturbance?
 - e. Please explain the proposed wetlands disturbance shown on Plan of 2,460 sq ft. What exactly is included in this disturbance?
 - f. Please explain the proposed wetlands disturbance shown on Plan of 160 sq ft. What exactly is included in this disturbance?
2. Soil Scientist Report / Narrative:
 - a. Please correct the Zoning District from R-60 to R-80.
 - b. Please correct the road from “Sliver Spring Rd” to Silver Falls Road.
3. Site Plan:
 - a. Sheet 3 – Site Plan Lots 1 & 2
 - i. Please remove the grading shown on Plan within the Town of Waterford.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on April 11, 2025 and comments are still pending.

STAFF RECOMMENDATION:

Staff recommends the IWC receive and review Application 25 IWC 7, set a date for a site walk (if desired), determine if the proposed activity is considered “Significant” and table the application to the May 15, 2025 meeting. Should the proposed activity be considered “Significant”, the Commission should make a Motion to set a Public Hearing, the following language is suggested:

I make a Motion that the regulated activities proposed for Application #25 IWC 7 – Silver Falls Road (Parcel ID: 001-007-00A), Oakdale, CT – Applicant/Owner: Daniela Giergaj for regulated activities within wetlands and upland review areas associated with a 4-lot resubdivision are significant impact activities pursuant to the Application, Plans and supporting documentation, dated March 27, 2025 and set a Public Hearing for May 15, 2025 in accordance with Section 9 (Public Hearings) of the Montville Inland Wetlands and Watercourses Regulations.