

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 5**  
**REGULAR MEETING – THURSDAY, APRIL 17, 2025**  
*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** 38 Laurel Point Drive Owner LLC  
**Address:** 38 Laurel Point Drive (Parcel ID: 105-007-000) Oakdale, CT  
**Date of Receipt:** April 8, 2025  
**Date Received by IWC:** April 17, 2025 (*DRD – June 21, 2025*)

**Applicant Request:** Regulated activities within the upland review area in conjunction with the proposed single family residential redevelopment of this legally existing non-conforming lot located in the R-80 Zoning District.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF</b>
<b>Upland Review Disturbance Area</b>	<b>Approx. 175 sq ft (temporary)</b>

**STAFF COMMENTS:**

- This Application is for regulated activities within the upland review area in conjunction with the proposed single family residential redevelopment of this legally existing non-conforming lot located in the R-80 Zoning District.
- The property is located on 0.53 acres with approximately 58 feet of frontage onto Laurel Point Drive. The property is currently undeveloped.
- The Applicant proposes to construct a single family residence with a garage, onsite septic disposal system, and potable water supply well; construction to begin in June and be completed by November 30, 2025.
- The Applicant proposes to strip the surface soil in the area of construction of the dwelling house, yard and driveway area and stockpile same for use to stabilize disturbed areas.
- In review of the Plan submitted with this Application, entitled Septic System Design Plan Prepared For 38 Laurel Point Drive, LLC dated March 22, 2025; the Applicant is proposing disturbance within the 50' upland review area for the installation of a well, footing drain outlet, and grading.
- On July 19, 2024 Assistant Planner, Meredith Badalucca and myself conducted a site walk on this property. A copy of the Inspection Report is attached for your review.

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive and review Application 25 IWC 5, set a date for a site walk (if desired) and table the application to the May 15, 2025 meeting.

# Town of Montville Inspection Report

Date: 7/19/2024 Inspection Type: Zoning Complaint

MS4/ Erosion and Sediment Control Inspection Yes ☐ No ☒

Location: 38 Laurel Point Drive Map/Lot/Block: 105-007-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford Meredith Badalucca  
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CZC Approved Yes ☐ No ☒

## Comments/Observations

Did site inspection to determine if property owner can clear property in order to park on it to use the lake (see email of 7/18/2024 where property owner advises what he plans to do). I will advise the property owner that he can clear the property (because it would be less than 1 acre) and can park cars daily and only while using the lake. No vehicles will be able to be left on site, no tents or structures erected, no living/sleeping on the property, etc. No clearing beyond the steep incline to the lake, all weeds and brush must remain.

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