

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 3
REGULAR MEETING – THURSDAY, April 17, 2025
Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Richard Dubina
Property Owners: Richard Dubina & Melissa Murray
Address: 51 Kitemaug Road (Parcel ID: 083-028-000)
Date of Receipt: March 17, 2025
Date Received by IWC: March 20, 2025 (DRD – May 24, 2025)

Applicant Request: Regulated activities within the upland review area in conjunction with the installation of an 8' x 8' shed.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 100 SF

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities within the upland review area in conjunction with the installation of an 8' x 8' shed on (2) 4' x 4' skids.
- The property is located on 0.75 acres in the R-20 zoning district with approximately 297 feet of frontage onto Kitemaug Road. The property is currently developed with a single-family residence and a 10' x 12' shed.
- On October 4, 1989 the prior owners of the property applied for and obtained a Zoning Permit for the installation of a 10' x 12' shed on this property. A copy of the Certificate of Zoning Compliance dated September 12, 1990 and Site Plan are attached to this Staff Report.
- The Applicant is requesting to install a 8' x 8' shed approximately 13' to the right of the existing shed, as shown on Exhibit A of the Application. The Applicant states that the front of the sheds will be in line with each other and he will install a stockade fence between them to hide lawn care equipment such as a wheelbarrow, lawn seed spreader and lawn roller.
- The shed will be used for storage of miscellaneous items likes rakes, shovels, fishing equipment, et cetera.
- The Applicant states that he will make a base consisting of (2) pickup truck loads of ¾" stone for under the shed. He will trailer the shed onto the property and place it on the stone base.
- The Applicant states that all work will be done by hand.
- On March 4, 2025 Staff conducted a site inspection of the area. A copy of the Inspection Report is attached hereto.

NEW STAFF COMMENTS:

- No new comments.

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 of Approval is suggested:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 24 IWC 3 – Owners: Richard Dubina and Melissa Murray, Applicant: Richard Dubina, for regulated activities within the URA in conjunction with the installation of an 8' x 8' shed, per the Application and associated documents dated March 16, 2025. Standard reasons for approval and standard conditions of approval apply.

If the Commission chooses to deny said Application, reasons for denial must be stated.

Town of Montville Inspection Report

Date: 3/4/2025 Inspection Type: Choose an item.

	Yes	No
MS4/ Erosion and Sediment Control Inspection	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Location: 51 Kitemaug Road Map/Lot/Block: 083-028-000

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.

	Yes	No
CZC Approved	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Comments/Observations

Did site inspection to determine placement of 2nd shed the property owner would like to install on site. Property owner would like to install 2nd shed to right of existing shed on site – 15’ from it and staying in line with existing shed.

Town of Montville Inspection Report



Town of Montville Inspection Report



Town of Montville Inspection Report



TOWN OF MONTVILLE, CONNECTICUT - CERTIFICATE OF COMPLIANCE NUMBER: 346-90

Dated: SEPTEMBER 12, 1990

Permission is hereby granted to HOWARD LAMPHERE to use the facility located on 51 KITEMAUG ROAD as a SHED in accordance with the application for a zoning permit dated OCTOBER 4, 1989 and in compliance with the Zoning Regulations for the Town of Montville, Connecticut.

ZONING AND PLANNING COMMISSION, TOWN OF MONTVILLE, CONNECTICUT

Johanna M. Kungert
Agent for the Zoning and Planning Commission

The recipient of this Certificate accepts this Certificate on the condition that he as the owner or as representing the owner, agrees to comply with all applicable ordinances and regulations of the Town of Montville and the State Statutes of the State of Connecticut regarding the use, occupancy and type of activity to be instituted. It is furthermore understood that any change of use of the facility for which this Certificate is being issued does require a new Certificate of Use and Compliance.

NOTE: Changes granted applicant after issuance of the Zoning Permit are to be clearly specified in the Certificate of Use and Compliance.

UGHTON COVE

MAP SHOWING LAND
OF
DOROTHY T. LANPHER
KITEMAUG ROAD
MONTVILLE, C
SCALE 1" = 20' MARCH
Surveyed By Michael J. C
65 Town St., Norwich, C

Area = 0.66 Acres

High Water Mark 20

O well

Septic Tank

HOUSE

IMPROVED ATTACHED GARAGE
WAS INCORPORATED IN HOUSE AND NOT SEPARATE
REGISTERED AT TOWN RECORDS
1963

10'

15'

Garage

KITEMAUG

ROAD

Michael J. C
1963

31 21 30 22 2