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 3/4" 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:

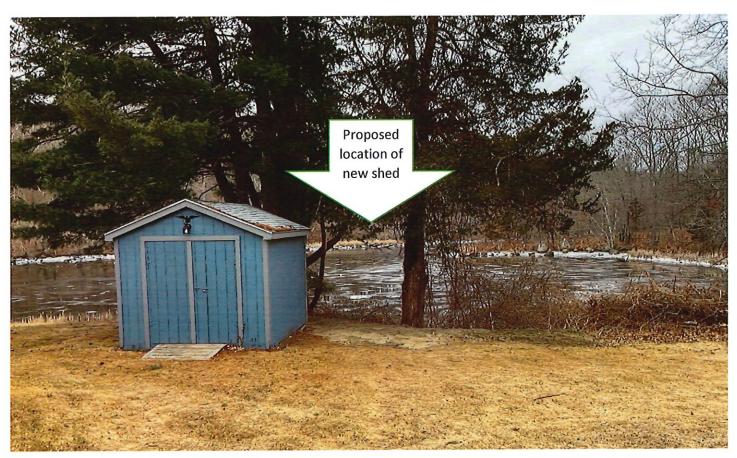
After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 24 IWC 3 – Owners: Richard Dubina and Melissa 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.

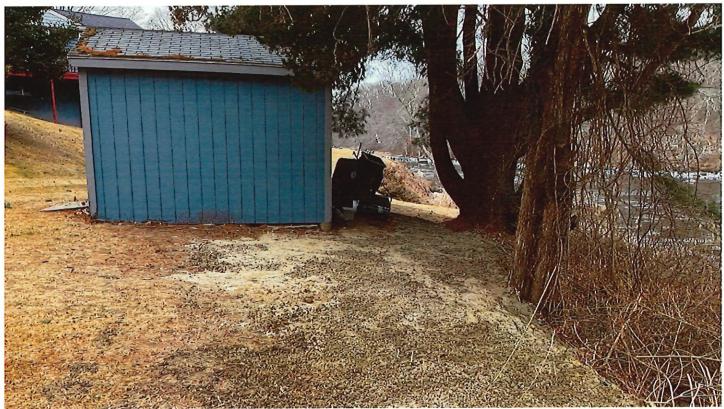
If the Commission chooses to deny said Application, reasons for denial must be stated.

Town of Montville Inspection Report

Date:	3/4/2025	5 I	Inspection	n Type:		Choose an item.				
MS4/ Erosi	on and Se	ediment (Control Ir	nspection		Yes □		No ⊠		
Location:	51 Kitemaug Road				Map/Lot/Block: 083-028-000					
Parties Present	Choose an item.	Choose an item.	Choose an item.	Choose an item.		hoose an em.	Merec Click h	Radford dith Badalucca nere to enter text nere to enter text Approved		No ⊠
Comments/Observations										
•	wner woul		•				_	ner would like to site – 15' from it		

Town of Montville Inspection Report





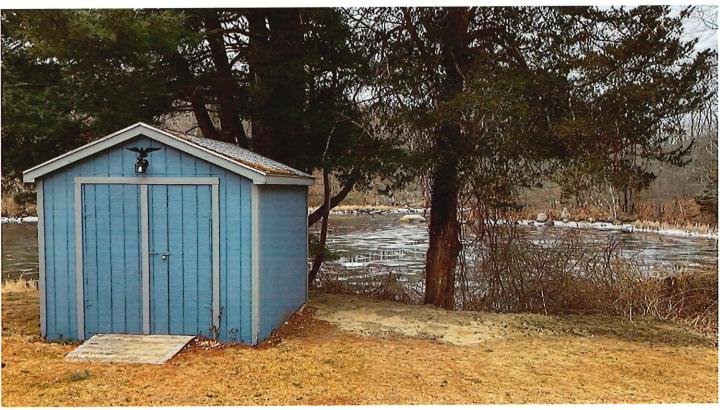
Town of Montville Inspection Report





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 on5	KITEMALY ROAD	as a			
	with the application for	a zoning permit dated			
OCTOBER 4, 1989 and in compliance w	rith the Zoning Regulation	ns for the Town of Montville,			
Connecticut.		MONTHLE COMMENTATION			
ZONING AND PLANNING COMMISSION, TOWN OF MONTVILLE, CONNECTICUT					
	Johanna M. Kunpat				
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.					

