

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 22 IWC 12**  
**PUBLIC HEARING & REGULAR MEETING – THURSDAY, JUNE 16, 2022**

*Prepared by Meredith Badalucca, Zoning & Wetlands Officer*

**Applicant:** Sunmar/RAF Builders, LLC  
**Property Owner:** Walter N. Wainwright, Jr.  
**Address:** East Lake Road (M/B/L 007-035-000), Oakdale, CT  
**Meeting Date:** June 16, 2022  
**Date Received by IWC:** June 16, 2022 (*Decision Required Date – August 20, 2022*)

**Applicant Request:** The applicant is requesting a favorable recommendation/report from the Commission, for the Planning and Zoning Commission, for a 8-Lot subdivision with no regulated activities, as required by Section 3.4.2 of the Montville Subdivision regulations

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0SF</b>
<b>Upland Review Disturbance Area</b>	<b>0SF</b>

**STAFF COMMENTS:**

- The property is located at East Lake Road, (M/B/L 007-035-000), on +/- 47.65 acres, and contains +/- 3.63 acres of inland wetlands, within the WRP-160 Zoning District.
- The property falls within the designated Public Water Supply Watershed for Lake Konomoc operated by the City of New London Department of Public Utilities. A letter and copies of the proposed subdivision plan have been forwarded to the City of New London, Director of Public Utilities.
- The applicant proposes to divide the existing parcel to create (8) new residential lots on +/- 47.65 acres. There is no regulated activity proposed within an inland wetland, watercourse or 50 ft. upland review area (URA) in relation to this development.
- All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this Subdivision Application, which the Commission will hear at their June 28, 2022 meeting.

**Draft Motion 1**

After giving due consideration to all relevant factors including those in the Montville Inland Wetland Regulation and Chapter 440 of the Connecticut General Statutes, I move to approve providing the Planning and Zoning Commission with a favorable recommendation/report for:

22 IWC 12 Applicant: Sunmar/RAF Builders, LLC/Owner: Walter N. Wainwright Jr., An application for a favorable recommendation/report to the Planning and Zoning Commission, for the creation of an eight (8)-lot subdivision on the property located at East Lake Road, Oakdale, CT. As shown on Assessor's M/B/L 007-035-000, as depicted on the site plan titled "Subdivision Plan Prepared for Sunmar/RAF Builders, LLC, Property of Walter N. Wainwright, Jr., East Lake Road & Fire Street, Montville (Oakdale), CT June 2022, Sheets 1 of 7 through 7 of 7", signed by Licensed Surveyor John U. Faulise, Jr., L.S. #70016, Professional Engineer David C. McKay, P.E. # 29102 and by Certified Soil Scientist Demian A. Sorrentino, C.S.S. on June 6, 2022. Standard Reasons for Approval apply \*.

\*Standard Reasons for Approval

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system
3. The proposed activity will not have irreversible and irretrievable commitments of resources.
4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
5. The proposed activity use is suitable to the area.
6. The applicant has taken all feasible measures to mitigate the impact of any aspect of the proposed regulated activity.