

Staff Report - Application # 22 IWC 11
Regular Meeting & Public Hearing – Thursday, June 16, 2022

Prepared by Meredith Badalucca, Zoning & Wetlands Officer and Planning Director, Liz Burdick

Applicant: Lawrence J. Darling Jr.
Property Owner: Lynne King
Address: Ridge Hill Rd (M/L/B 06-015-000)
Engineer: Edward H. Wenke III, PE
Agent: Susan Mattern, PLS, DGT Associates Inc.
Submitted: May 16, 2022
Date Received by IWC: May 19, 2022 (DRD – 65 Days from Close PH)
Public Hearing: **June 16, 2022 (PH must close by**

Applicant Requests: Permit for work in regulated upland review area in conjunction with the construction of a single-family residence (piped driveway, grading)

Activity Description:

Wetland Disturbance Area	2,740 SF
Watercourse/Waterbody Disturbance Area	0 +/- LF
Upland Review Disturbance Area	9,300 +/-SF

New Staff Comments:

The IWC, at its May 19, 2022 meeting, made a finding the proposed regulated activities were significant impact activities and set a public hearing for June 16, 2022. Subsequently, the Commission shall make a finding that, by considering the criteria set forth in Section 10.2.a-f (Considerations for Decision) a feasible and prudent alternative does not exist.

A wetlands report, dated June 7, 2022, prepared by R. Richard Snarski, Registered Professional Soil Scientist/Professional Wetlands Scientist #1391/Consulting Botanist, was received by this office on June 8, 2022.

In review:

The Applicant is proposing construction of single-family residence, accessory building & associated site improvements, including a 12-foot wide gravel driveway through the wetlands to access the accessory structure on the western portion of the property that will require deposition of fill for the piped crossing.

Summary of Regulated Wetlands Activities:

- Gross Fill/Disturbance in Regulated Wetlands = 2,740 SF with 150 +/- CY.
- Gross Fill/Disturbance in Regulated 50' URA= 9,300 SF with 200 +/- CY.

The Applicant states “Alternatives Considered: The only way to access the western 5.8-acre portion of the site for ANY reasonable use will require crossing of the existing wetland area. There are no other alternatives for reasonable access to the remaining 77% of the overall parcel.”

Staff Recommendation: Approve with Conditions.

The following MOTION is suggested:

I make a Motion to APPROVE Application # 22 IWC 11- Ridge Hill Rd (M/L/B 006-015-000) Oakdale CT – Applicant: Lawrence J. Darling Jr. Owner: Lynne King for regulated activities within wetlands and upland review areas for a driveway crossing in association with the construction of a new single-family residence, accessory building and associated site improvements in accordance with the application, supporting documentation and a plan entitled “Improvement Location Survey Showing Proposed Subsurface Sewage Disposal System & Proposed Wetlands Driveway Crossing, Prepared for Lawrence Darling, 0 Ridge Hill Road, Oakdale Map-Block-Lot: 006—15-000, Montville, CT, Prepared by DGT Associates, Dated May 2022.” In doing so, the Commission has considered the criteria set forth in Montville Inland Wetland Regulations Section 10.2.a-f (Considerations for Decision) and has determined feasible and prudent alternatives does not exist.

Conditions of Approval as follows:

1. Final plan shall be signed by R. Richard Snarski, Registered Professional Soil Scientist, Professional Wetlands Scientist #1391 & Consulting Botanist.
2. Limits of clearing shall be flagged and soil erosion & sediment controls shall be installed inspected by the Wetlands Enforcement Officer prior to the start of any work.
3. Any substantial changes to the plan set that impact the approved regulated activities in this application, as determined by Planning Dept. Staff, shall be reviewed and approved by Staff and/or the Inland Wetlands Commission.
4. Standard reasons for approval below 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.