

STAFF REPORT
APPLICATION# 22 IWC 14
REGULAR MEETING – THURSDAY, JULY 21, 2022
Prepared by Meredith Badalucca, Zoning & Wetlands Officer

Applicant/Property Owner: Adam McNiece
Address: 178 Ridge Hill Road (M/B/L 006-017-000), Oakdale, CT
Meeting Date: July 21, 2022
Date Received by IWC: July 21, 2022 (*Decision Required Date – September 24, 2022*)

Applicant Request: As of Right Determination for Agricultural Use

Activity Description:

Wetland Disturbance Area	Unknown
Watercourse/Waterbody Disturbance Area	Unknown
Upland Review Disturbance Area	Unknown

STAFF COMMENTS:

- Application is for an As of Right Determination for Agricultural Use in accordance with Montville Inland Wetlands and Watercourses Regulations Section 4.1.a and C.G.S. Section 22a-40.
- Under the Inland Wetlands and Watercourses Act C.G.S. Section 22a-40 and Montville Inland Wetlands and Watercourses Regulations (“Regulations”) Section 4.1.a, farming is a “Permitted operation and use”.
- The site is located in the WRP160 zone on about 22.03 acres, contains regulated wetlands & pond as can be seen on the attached GIS overview of the property. The applicant is currently in the process of obtaining required permits to develop with a single-family residence.
- The Applicant states the operation is for agricultural use for “all farming activities including clearing, tilling, cultivation, planting, harvesting, irrigation, a perimeter trail and fence.”
- The Commission will need to make a finding as to whether or not the proposed activities are “As of Right” activities and, therefore, do not require a permit.

CONSIDERATIONS FOR ACTION:

1. If the Commission is inclined to approve this application, the following language for a motion of approval is suggested:

MOTION # 1 (A Motion to Approve)

After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application# 22IWC14, submitted by Adam McNiece, property owner of 178 Ridge Hill Road (M/B/L 006-017-000), Oakdale, CT for an As of Right approval for Agricultural Use is a Permitted Use As of Right and, therefore, no permit is required.

2. If the Commission is inclined to deny the application, it shall state the reasons on the record.



178 Ridge Hill Rd

Montville, CT

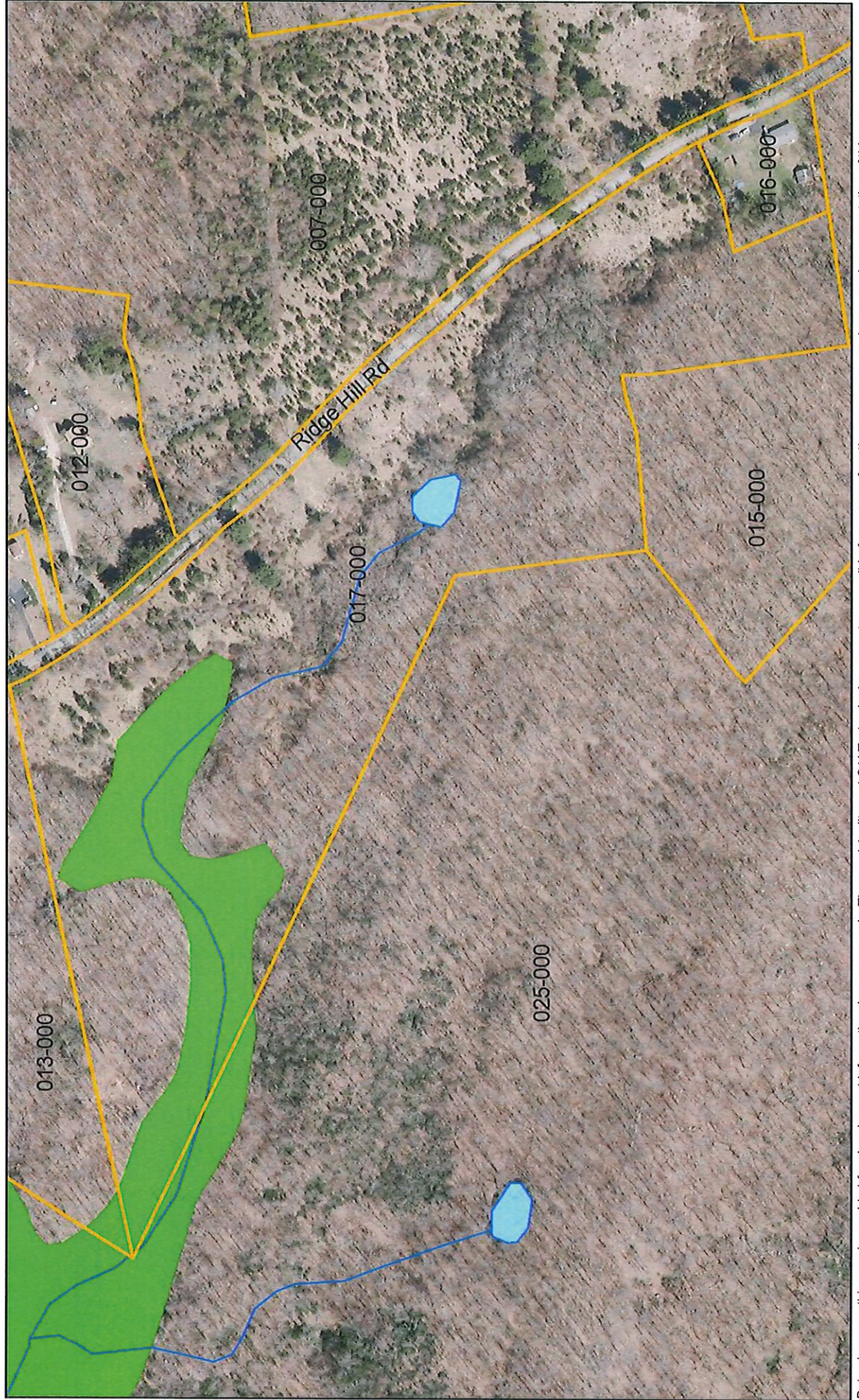


July 19, 2022

1 inch = 260 Feet



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