

**TOWN OF MONTVILLE**  
**OFFICE OF THE ZONING OFFICER**  
**310 Norwich-New London Turnpike, Uncasville, CT 06382**  
**Telephone: (860) 848-6779**  
**Email: mbadalucca@montville-ct.org**

**MEMORANDUM FOR THE RECORD**

August 23, 2022 PZC Meeting  
Prepared by Meredith Badalucca, Zoning Officer  
on 8/19/22

**Property Address:** 128 Ridge Hill Road (M/B/L 006/015/000), Oakdale, CT  
**Application:** 22 ZP 136 for zoning permit for 60' x 40' Barn.  
**Applicant(s):** Lawrence J. Darling, Jr.  
**Property Owner(s):** Lawrence J. Darling, Jr.  
**LS/PE:** Edward H. Wenke III, P.E.  
**Lot Size:** 7.313 acres  
**Lot Frontage:** 157.83' on Ridge Hill Road.  
**Zoning District:** WRP-160  
**Public Water/Sewer:** No. On-site wells and septic systems.  
**Wetlands/Watercourses:** Yes. Approved by Montville IWC on 6/16/22.  
**Flood Hazard Zone:** No.  
**CAM Zone:** No.  
**Public Water Supply Watershed:** Yes, Lake Konomoc, New London DPU  
**Proposed Public Improvements:** No. Common driveway with SFR.  
**Legal:** Submitted to Planning Dept. on 8/17/22. Date of Receipt by PZC: 8/23/22.  
Decision Required Date: 10/27/22.

**PROPOSAL:** 60' x 40' (2,400 sq. ft.) Barn as accessory structure to SFR per 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: 006-015-000 MONTVILLE, CONNECTICUT, DATE: MAY 2022, REVISED 8/10/22"

**INLAND WETLANDS COMMISSION:** On 6/16/22 IWC approved with conditions for a driveway crossing in association with single-family-residence, accessory building and associated site improvements.

**UNCAS HEALTH DISTRICT:** Will review during building permit application process.

**STATE OF CT DEPT. OF HEALTH:** N/A.

**TOWN ENGINEER:** N/A.

**BUILDING DEPT.:** Will review during building permit application process.

**WPCA:** N/A.

**STCT DOT:** N/A.

**OFFICE OF THE STATE TRAFFIC ADMINISTRATION (OSTA):** N/A.

**STCT DEEP:** N/A.

**BOND:** Included with \$2,000 E&S Bond for SFR.

**PLANNER COMMENTS:** Pending.

**STAFF COMMENTS:** The zoning permit is for the construction of a 2,400 sq. ft. barn, which requires, under Section 4.2.2 of the Zoning Regulations (accessory buildings over 1,200 sq. ft.) approved by the Planning and Zoning Commission. The location of the barn meets

the requirements of the WRP-160 zone, which zone requires the location of any building to be 75-feet or more from any regulated wetland, body of water or watercourse. The barn also meets the required setbacks of this zone.

**STAFF RECOMMENDATION:** Staff recommends approval. The application satisfies the requirements of ZR Section 5 (WRP-160 - Water Resource Protection Zone) and the project has received approval from the Montville Inland Wetlands Commission.

**SUGGESTED MOTION FOR ANY FAVORABLE APPROVAL:**

I make a MOTION to APPROVE Application PZ #22ZP136 for a zoning permit to construct a 60' x 40' (2,400 sq. ft.) barn as an accessory structure to the single family residence in accordance with the Montville Zoning Regulations and the application, supporting documentation and a plan set 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: 006-015-000 MONTVILLE, CONNECTICUT, DATE: MAY 2022, REVISED 8/10/22"