

STAFF REPORT
APPLICATION# 23 IWC 13
REGULAR MEETING – THURSDAY, November 16, 2023
Prepared by Stacy Radford, Zoning and Wetlands Officer

Applicant: Vincent Slonus
Property Owner: Vincent Slonus & Jackie McGuigan
Address: 38 Riched Lane (Parcel ID: 033-027-000), Uncasville, CT
Submitted: September 26, 2023
Date Received by IWC: October 19, 2023 (*Decision Required Date – December 23, 2023*)
Applicant Request: Regulated activities within the upland review area in conjunction with the proposed installation of an above-ground pool.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx.. 254 SF

Staff Comments in Review:

- This Application is for regulated activities within the upland review area to install a 18' round above-ground pool.
- The property is located on 0.36 acres in the R-40 zoning district with approximately 84 feet of frontage on Riched Lane. The property is currently developed with a single-family residence, constructed in 1969; with an intermittent stream that runs horizontally with the rear property line.
- On August 21, 2023 the Applicant applied for a Zoning Permit for the installation of said pool and proposed placement appeared to be within the URA.
- On September 1, 2023, a site inspection was conducted, a copy of which is attached. The inspection revealed an intermittent stream, sections of which were dry, while another section had standing water. Both of which can be seen in the attached photos. Subsequently the Zoning Permit Application was denied until a Wetlands Permit was obtained.
- Staff has attached a copy of the GIS overview, dated August 21, 2023, with a red circle indicating where the Applicant proposes to install said pool. The intermittent stream is also depicted on said document.

Considerations 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 Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 23 IWC 13, Owner/Applicant: Vincent Slonus & Jackie McGuigan for regulated activities within the URA in conjunction with the proposed installation of an above-ground pool, per the application and associated documents dated August 21, 2023. Standard reasons for approval and standard conditions of approval apply.