

STAFF REPORT
APPLICATION# 23 IWC 19
REGULAR MEETING – THURSDAY, DECEMBER 14, 2023

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Glenn Johnson
Property Owner: Jabez Financial, Inc.
Address: 30 Route 82 (060-003-00A), Oakdale, CT
Meeting Date: December 14, 2023
Received by IWC: December 14, 2023 (*Decision Required Date – February 17, 2024*)

Applicant Request: Proposal for regulated activities to construct a driveway apron within the Wetlands and URA.

Activity Description:

Wetland Disturbance Area	Applicant states 0
Watercourse/Waterbody Disturbance Area	0
Upland Review Disturbance Area	1900 +/- square feet

STAFF COMMENTS:

- The property is located in the R-120 zone on about 9.29 acres and contains regulated uplands, wetlands and a stream. This property has approximately 69.59 feet of frontage on Route 82 and is currently undeveloped.
- The Applicant is proposing to construct a driveway apron which requires removal of trees and brush for sight line purposes, as indicated on plan entitled, “Plan prepared for Jabez Financial, LLC Proposed Driveway, 30 Norwich Turnpike (Route 82), Montville, CT, Sight Line Plan & Profile dated 9/26/2023”.
- The curb cut is within the upland review area and the clearing limits to the Northwest of the property are within the wetlands area, as indicated on plan entitled “Approximate Inland Wetland Limits, Proposed Driveway, 30 Norwich Turnpike Route 82), Montville, CT dated 11/29/2023 prepared by CLA Engineers, Inc.”
- The wetlands in the area of the apron location were flagged by Robert Russo, Certified Soil Scientist in 2023. It was indicated on the Application that there is approximately 845 square feet (0.02 acres) of wetlands in Right of Way at the apron location.
- The Applicant states “I am requesting authorization to cut the curb and pave an apron at the above-mentioned address simply to make access to the property feasible from the road as outlined in the provided drawings from CLA Engineers, LLC.”

STAFF RECOMMENDATION:

Staff recommends the IWC receive and review Application 23 IWC 19, set a date for a site walk if desired and table the application to the January 18, 2024 meeting.