

**STAFF REPORT**  
**APPLICATION# 23 IWC 19**  
**REGULAR MEETING – THURSDAY, JANUARY 18, 2024**

*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:**

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

**STAFF COMMENTS IN REVIEW:**

- 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.”

**CONSIDERATION 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 6 and/or Section 10 of the Montville Inland Wetlands and Watercourses Regulations and Section 22A-41 of the Connecticut General Statutes, I move to approve Application **23 IWC 19** - Owner: Jabez Financial, Inc., Applicant: Glenn Johnson, for regulated activities to construct a driveway apron within the wetlands and URA of property located at 30 Route 82 (Parcel ID: 060-003-00A), Oakdale, CT as depicted in the Application and narrative dated December 6, 2023.

**Standard Reasons for Approval apply as follows:**

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.