

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 3
REGULAR MEETING – THURSDAY, APRIL 18, 2024
Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant/Property Owner: Pachaug Capital, LLC

Engineering Info: Wentworth Civil Engineers, LLC / Wes Wentworth, P.E. Soil Scientist

Attorney: Harry B. Heller, Esquire and Andrew McCoy, Esquire

Address: 970 Old Colchester Road (Parcel ID: 037-001-000)

Submitted: April 9, 2024

Date Received by IWC: April 18, 2024 (*Decision Required Date – June 22, 2024*)

Applicant Request: The applicant is requesting a Transfer of Permit #208IWC18.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 SF
Upland Review Area Disturbance	0 SF

STAFF COMMENTS:

The site consists of approximately 31.516 (+/-) acres located in the R-40 zoning district with frontage on Old Colchester Road and Black Ash Road. This site contains approximately 11.1 acres of wetlands and is currently undeveloped.

On December 18, 2008 this Commission had an Application before it for work within the upland review area in conjunction with the construction of a 13-lot subdivision. Said Application was Granted, with conditions. A copy of the Inland Wetlands Permit is attached, as well as a copy of the Assignment between Andersen Builders, LLC to Pachaug Capital, LLC, dated April 8, 2024.

The applicant is requesting a Transfer of this Permit, in accordance with Section 11.7 of the Montville Inland Wetlands and Watercourses Regulations.

CONSIDERATIONS FOR ACTION:

Language for a motion of approval is suggested:

M O T I O N #1 (A Motion to Approve)

After giving due consideration to all relevant factors, including those in the CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse), Montville Subdivision Regulations Section 3.4.2 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I hereby move that the Commission

TRANSFER Inland Wetland Permit #208IWC18, Subdivision review with regulated activities on the property located at 970 Old Colchester Road, (Parcel ID: 037-001-000), Oakdale, CT, as shown on the plan entitled, "Black Ash Estates Subdivision Land Now or Formerly Stanley Dombrowski Black Ash Road & Old Colchester Road Montville, CT Dated May 1, 2008 Revised October 3, 2008 Agent Harry B. Heller, Esq. Heller, Heller & McCoy 736 Norwich-New London Turnpike Uncasville, CT 06382 Property Owner: Stanley Dombrowski 950 Old Colchester Road Oakdale, CT 06370 Property Applicant: Andersen Builders, LLC C/O Robert Andersen 39 Edgewood Avenue Westerly, RI 02891 Bennett & Smilas Engineering, Inc. 415 Killingworth Road, P.O. Box 241 Higganum, Connecticut 06441 Phone: (860) 345-4553 Fax (860) 345-3858" to the Applicant, Pachaug Capital, LLC in accordance with the Assignment of Inland Wetlands Permit and Favorable Subdivision Review Report signed by John C. D'Amato, Jr. on behalf of Andersen Builders, LLC dated April 8, 2024.