

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 7
REGULAR MEETING – THURSDAY, JULY 18, 2024
Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Jill Moonheron
Property Owner: Jill Moonheron
Address: 339 Chesterfield Road (Parcel ID: 021-001-00A), Oakdale, CT
Submitted: June 21, 2024
Date Received by IWC: July 18, 2024 (DRD - September 21, 2024)

Applicant Requests: The applicant is requesting a permit to conduct regulated activities in upland review area and in the wetlands in conjunction with the proposed demolition of an existing house and shed, including proper abandonment of an existing well & septic system; the construction of a water crossing; and the construction of a new single-family residence, including a new well & septic system.

Activity Description:

Wetland Disturbance Area	792 SF
Watercourse/Waterbody Disturbance Area	12 LF
Upland Review Disturbance Area	3787 SF

STAFF COMMENTS:

- This Application is for regulated activities in the upland review area and in the wetlands in conjunction with the proposed demolition of an existing house and shed, including proper abandonment of an existing well & septic system; the construction of a water crossing; and the construction of a new single-family residence, including a new well & septic system.
- The Applicant purchased 339 & 311 Chesterfield Road on or about April 11, 2024 and thereafter merged both lots into one for a combined total of 55.01 acres. The site is located in the R-80 zoning district with approximately 245 feet of frontage on Chesterfield Road and contains approximately 2.63 acres of delineated wetlands within the proposed project area.
- The Applicant states the wetlands were flagged by Soil Scientist Martin Brogie on March 14, 2024.
- The site has a pre-existing, non-conforming 675 square foot house, built in 1848; according to the Town of Montville Assessor Records.
- The Applicant proposes to demolish the existing house, as well as abandon the existing well and septic system; all of which is within the 50' upland review area. The amount of expected disturbance is approximately 855 square feet.
- The Applicant proposes to demo an existing shed in the area proposed for the construct a new single-family residence and septic system, which will be greater than 50' from any

wetlands on the property and entirely outside of the upland review area. The installation of a new well will be within the URA.

- The Applicant has proposed approximately 4579 square feet of disturbance within the wetlands and upland review area to widen a paved driveway, construct a water crossing, and cut back vegetation to provide an unobstructed pathway to the proposed new single-family residence.
- The site also has an existing 50' long paved driveway off of Chesterfield Road, which becomes a rutted driveway that crosses over a 2' diameter corrugated metal pipe culvert and a concrete slab through an existing wetland area and then continues for approximately 200' to the northern side of the wetlands and a pond, within the 50' upland review area. Beyond this is a clearing that overlooks a pond and has an existing shed.
- The Applicant proposes to replace the 2' corrugated metal pipe culvert with an engineered water crossing which will increase the capacity of water flow through the structure and the structural capacity of the driveway to accommodate the length and weight restrictions of fire apparatus. The emplacement of the culverts for the proposed water crossing will be by hand and stone will be with an excavator.
- The Applicant indicates that earthwork to be performed will be by using typical construction vehicles such as excavators, backhoes, loaders, and dozers. It is anticipated that 21 cubic yards of earth will be excavated and 108 cubic yards of fill will be required, for a net of 87 cubic yards of fill within the upland review area.
- The Applicant has presented (2) alternative proposals on page #5 of the Development Report dated June 20, 2024, however they are not part of the proposed project presented with this Application. The alternative proposals would entail a slightly different alignment of the driveway with the demolition of the existing house and construction of a new single-family residence or remodeling of the existing house, which may include less disturbance of the wetlands. To re-iterate, these alternatives are not part of this Application.
- The applicant has provided a Soil Characteristic Map on page #14 of the Development Report dated June 20, 2024 and a Wetlands Delineation Report which is part of the Application.
- Staff requested revisions to the proposed Plan to include the following:
 - Clearing limits, both existing conditions and proposed limits of clearing need to be called out separately. Existing conditions to be shown lighter and the proposed clearing limits to be shown darker.
 - A note pertaining to the existing well, which is within the wetlands, needs to be added to show that same will be properly abandoned. This has been addressed on the revised Plan dated July 13, 2024.

STAFF COMMENTS:

- Uncas Health – No comment at this time.
- Fire Marshal – No comment at this time.
- Town Engineer & Soil Scientist – Please see the attached letter from Kyle Haubert, P.E. and Robert Russo, C.S.S. dated July 11, 2024. These comments were sent to the Applicant on July 12, 2024 to address. A response from the Applicant was received on July 15, 2024 and forwarded to the Town Engineer and Soil Scientist for further review. No additional comments have been received as the Town Engineer has been out of the office.

STAFF RECOMMENDATION:

Staff recommends the IWC receive & review Application 24 IWC 7, set a date for a site walk, if desired and table the application to the August 15, 2024 meeting for the Applicant to address the Town Engineer and Soil Scientist's comments.