

MEMORANDUM FOR THE RECORD
APPLICATION# 24 IWC 8
REGULAR MEETING – THURSDAY, AUGUST 15, 2024

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Jeffrey Graves
Property Owner: Jeffrey Graves
Address: 40 Saltbox Lane (Parcel ID: 015-007-0CC)
Date of Receipt: June 25, 2024
Date Received by IWC: July 18, 2024 (*DRD – September 21, 2024*)

Applicant Request: Regulated activities within the upland review area in conjunction with the building of a boulder retaining wall.

Activity Description:

Wetland Disturbance Area	Applicant states approx. 0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 8800 SF

STAFF COMMENTS IN REVIEW:

- This Application is for regulated activities within the upland review area in conjunction with the building of a boulder retaining wall.
- The property is located on 3.29 acres in the R-40 zoning district with approximately 201 feet of frontage onto Saltbox Lane. The property is currently developed with a single-family residence.
- On or about June 1, 2024 the Applicant contacted our office in order to obtain a final Certificate of Zoning Compliance for the construction of the single-family residence and were desperate to get into the house by July 1, 2024. I advised him that I would require an As-Built prepared by a Licensed Land Surveyor in order to conduct my final inspection, as this was a condition of Zoning Permit # 221 ZP 173.
- On or about June 16, 2024, I received the As-Built from Applicant's Licensed Land Surveyor and conducted my final inspection. At the time of inspection, I noticed that there was a boulder retaining wall that had been constructed within the 50' upland review area. I spoke with the Applicant and he was unaware that the wall had been constructed in the URA, as he had hired a contractor to build the single-family residence and do all necessary site work; while utilizing the required property survey.
- During the initial permitting process, it was determined that there were wetlands on the property, as delineated by Joseph Theroux, a Certified Soil Scientist. An Inland Wetland application was obtained in order to construct a driveway crossing only, on November 21, 2021 (Application #: 221 IWC 15).
- The Applicant is requesting that the boulder retaining wall remain as constructed; as removal of said wall may cause more of a disturbance in the URA.

NEW STAFF COMMENTS:

- No new comments.

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 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 24 IWC 8 – Owner/Applicant: Jeffrey Graves, for regulated activities within the URA to construct a boulder retaining wall, per the Application and associated documents dated June 25, 2024. Standard reasons for approval and standard conditions of approval apply.

If the Commission chooses to deny said Application, reasons for denial must be stated.