

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 5**  
**REGULAR MEETING – THURSDAY, MAY 15, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** 38 Laurel Point Drive Owner LLC  
**Address:** 38 Laurel Point Drive (Parcel ID: 105-007-000) Oakdale, CT  
**Date of Receipt:** April 8, 2025  
**Date Received by IWC:** April 17, 2025 (DRD – June 21, 2025)

**Applicant Request:** Regulated activities within the upland review area in conjunction with the proposed single family residential redevelopment of this legally existing non-conforming lot located in the R-80 Zoning District.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF</b>
<b>Upland Review Disturbance Area</b>	<b>Approx. 175 sq ft (temporary)</b>

**STAFF COMMENTS IN REVIEW:**

- This Application is for regulated activities within the upland review area in conjunction with the proposed single family residential redevelopment of this legally existing non-conforming lot located in the R-80 Zoning District.
- The property is located on 0.53 acres with approximately 58 feet of frontage onto Laurel Point Drive. The property is currently undeveloped.
- The Applicant proposes to construct a single family residence with a garage, onsite septic disposal system, and potable water supply well; construction to begin in June and be completed by November 30, 2025.
- The Applicant proposes to strip the surface soil in the area of construction of the dwelling house, yard and driveway area and stockpile same for use to stabilize disturbed areas.
- In review of the Plan submitted with this Application, entitled Septic System Design Plan Prepared For 38 Laurel Point Drive, LLC dated March 22, 2025; the Applicant is proposing disturbance within the 50' upland review area for the installation of a well, footing drain outlet, and grading.
- On July 19, 2024 Assistant Planner, Meredith Badalucca and myself conducted a site walk on this property. A copy of the Inspection Report is attached for your review.

**NEW STAFF COMMENTS:**

- At the April 17, 2025 meeting, Commissioner Majewski suggested that the silt fence to be installed North of the proposed single family residence be backed with haybales for additional protection of the wetlands.
- On April 24, 2025 Attorney Harry Heller, on behalf of the Applicant, delivered revised Plans to our office taking the suggestion of Commissioner Majewski into consideration. Attorney Heller also had a note added to the Plan that “the well driller shall not wash out his equipment in the area that has a positive grade towards the Lake”; which was another concern raised by Commissioner Majewski at the April 17, 2025 meeting.

**CONSIDERATIONS 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 Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 25 IWC 5 – Applicant/Owner: 38 Laurel Point Drive Owner LLC, for regulated activities associated with the construction of a single family residence and appurtenant facilities within the upland review area, per the application and associated documents dated April 7, 2025 and Plan titled “Septic System Design Plan Prepared for 38 Laurel Point Drive, LLC. #38 Laurel Point Drive, Montville, Connecticut dated 3/22/2025 revised 4/19/2025”. Standard reasons for approval and standard conditions of approval apply.