

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 10
REGULAR MEETING – THURSDAY, MAY 15, 2025
Prepared by Stacy Radford, Zoning & Wetlands Officer

Property Owner/Applicant: Zachary Cash
Applicant: Michael Desautels
Engineering Info: Florek Surveying, LLC – Brian Florek, LS
Address: 257 Chesterfield Road (Parcel ID: 029-066-00)
Submitted: May 8, 2025
Date Received by IWC: May 15, 2025, 2025 (*Decision Required Date – July 19, 2025*)

Applicant Request: The applicant is requesting a favorable recommendation/report from the Commission to the Planning & Zoning Commission for a 4-lot re-subdivision with no regulated activities in accordance with CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse) and as required by Section 3.4.2 of the Montville Subdivision regulations.

Activity Description:

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

STAFF TECHNICAL COMMENTS:

- Inland Wetlands Application
 - Page #2 (Section VI. Wetlands and Watercourse Information) – Please confirm when the wetlands were flagged. James Cowen’s Wetland Report, dated March 24, 2025 indicates that he initially investigated the wetlands on August 3, 2022 and delineated the wetlands on March 18, 2025.
 - Page #2 (Section VII. Project Description) – Please change this from “Regulated Activity” to “Review No Regulated Activity”
 - Page #3 (Signatures) – Please have the Applicant sign on line marked “Name” and the Property Owner should have signed on “Property Owner if other than Applicant”. If someone other than Applicant is going to sign, please be sure to submit an Authorization.
- Resubdivision Plan
 - Please have Engineer sign and seal the Plan.
 - Please have the Soil Scientist sign and seal the Plan.
 - Sheet 11 of 13 – Well on Proposed Lot 1 is in the wetlands and will need to be labeled as “existing well” and clarified if it will be used on Plan.
- Authorization
 - Please provide an Authorization signed by the Applicant and Property Owner giving permission for you to speak on their behalf.

All Technical Review Comments listed above have been addressed.

AGENCY COMMENTS:

- Town Soil Scientist & Engineer – The referral for comments was forwarded on May 9, 2025 and comments were received on May 14, 2025. A copy is attached to this Staff Report, however I would like to read same into the record.

STAFF COMMENTS:

The site consists of approximately 69.70 (+/-) acres located in the R-80 zoning district with about 1425 feet of frontage on Chesterfield Road. This site contains approximately 10.50 acres of wetlands and is currently developed with a single-family residence.

The applicant proposes to divide the current lot to create (4) new lots, each for a single-family residence with on-site well and municipal sewer and add 10.47 acres (+/-) to an existing property located at 237 Chesterfield Road. The Applicant states that Lots 2 and 3 have no wetlands, while Lots 1 and 4 have wetlands located at the rear of the properties; with no activities occurring within the wetlands or upland review area. The wetlands were initially investigated by James Cowen on August 3, 2022 and delineated on March 18, 2025.

There is no regulated upland or wetlands activity proposed as part of this 4-lot resubdivision.

The property to be resubdivided is shown on a plan titled “Desautel’s Resubdivision, 257 Chesterfield Road, Montville Connecticut, Parcel ID: 029066000 dated April 9, 2025 with revisions through May 7, 2025”.

On April 7, 2025 myself and Assistant Planner, Meredith Badalucca conducted a site walk of the proposed new lots and a copy of the Inspection Report is attached to this Staff Report.

All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this resubdivision Application.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to send a favorable report for this 4-lot resubdivision Application to the PZC, the following 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 move that the Commission forward a favorable recommendation/report to the Montville Planning and Zoning Commission for Application #25 IWC 10, submitted by Owner: Zachary Cash, Applicant: Michael Desautels for a 4-lot resubdivision of 257 Chesterfield Road (Parcel ID: 029-066-000), Oakdale, CT, as more fully described in the Application and supporting documents dated May 8, 2025, revised on May 11, 2025 and a plan titled, "Desautel's Resubdivision, 257 Chesterfield Road, Montville Connecticut, Parcel ID: 029066000 dated April 9, 2025 with revisions through May 7, 2025".

Town of Montville Inspection Report

Date: 4/7/2025 Inspection Type: Choose an item.

MS4/ Erosion and Sediment Control Inspection Yes No
☐ ☒

Location: 257 Chesterfield Road Map/Lot/Block: 029-066-000

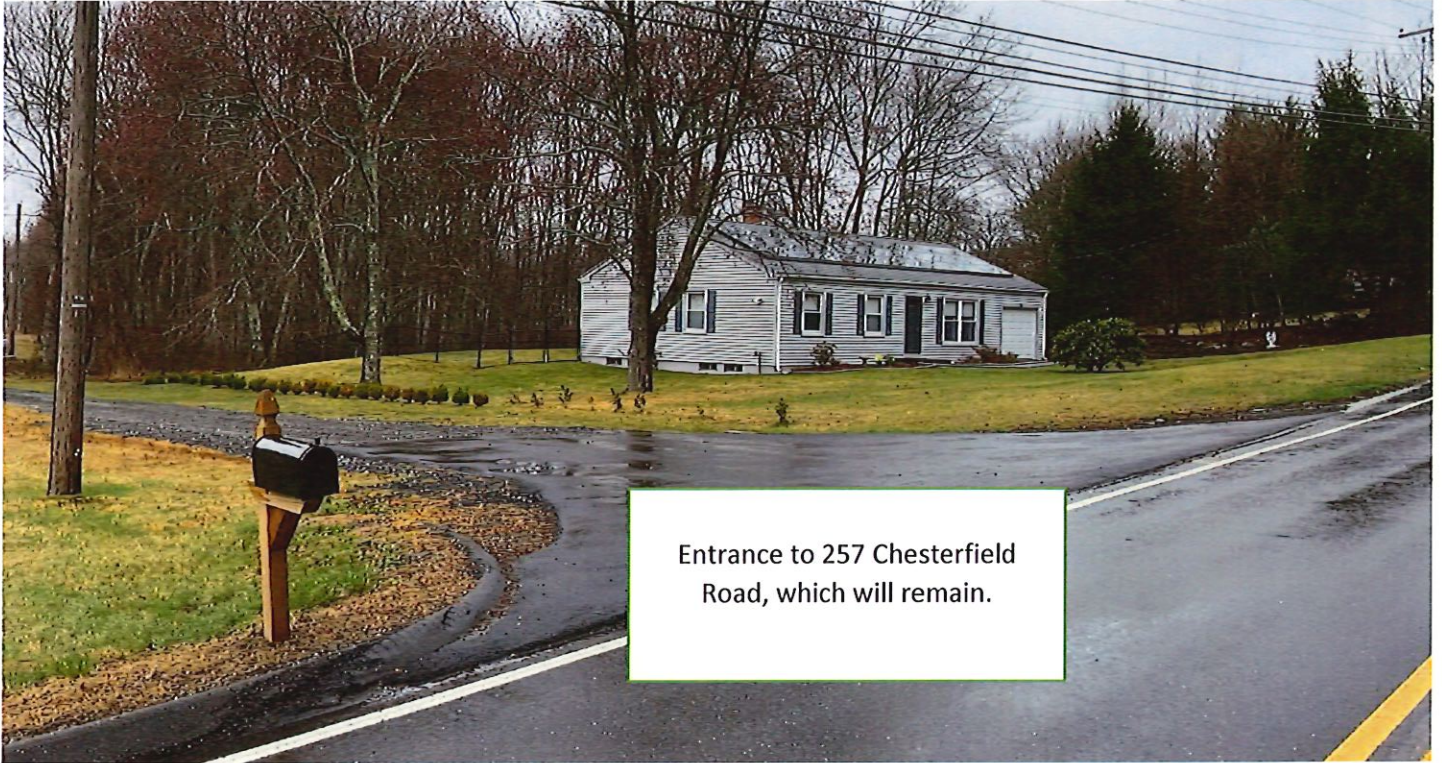
Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford
Meredith Badulacca
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Yes No
CZC Approved ☐ ☒

Comments/Observations

Did site inspection in preparation of the submission of a Resubdivision Application.

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