

**MEMORANDUM FOR THE RECORD – AUGUST 5, 2025**  
**APPLICATION# 25 IWC 15**  
**REGULAR MEETING – THURSDAY, AUGUST 21, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner:** R&N Holding Company, LLC  
**Applicant:** Mt. Kineo Builders, LLC  
**Address:** 47 Sharp Hill Road, (023-063-000), Uncasville  
**Date of Receipt:** July 11, 2025  
**Date Received by IWC:** July 17, 2025 (*DRD – September 20, 2025*)

**Applicant Request:** Regulated activities within the wetlands and upland review area in conjunction with a 23-lot resubdivision.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 sq ft (per Applicant)</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF (per Applicant)</b>
<b>Upland Review Disturbance Area</b>	<b>2,627 sq ft +/- (per Applicant)</b>

**TECHNICAL REVIEW COMMENTS:**

**SITE PLAN:**

- Page 4, 5, 6, 7, 8, 9 General Notes: #3. states: “The Applicant is proposing a 24-Lot residential resubdivision located at 47 Sharp Hill Road in Montville, consisting of 22 building lots, an open space lot, and a lot for stormwater management.” Please confirm if this is a 23 or 24-Lot resubdivision and correct Plans and supporting documents accordingly.
- Page 2, 5, 6, 7, 8, 9 show 23 actual building lots. Please confirm.
- Page 12 Project Description #1. states: “The Applicant is proposing a 24-Lot residential resubdivision located at 47 Sharp Hill Road in Montville, consisting of 22 building lots, an open space lot, and a lot for stormwater management.” Please confirm if this is a 23 or 24-Lot resubdivision and correct Plans and supporting documents accordingly.

**STORMWATER MANAGEMENT REPORT:**

- Page 3 Introduction. states: The applicant is proposing a 24-lot residential resubdivision, consisting of 22 building lots, an open space lot on the Norwest side of the parcel, and a lot for stormwater management.” Please confirm if this is a 23 or 24-Lot resubdivision.

**AGENCY COMMENTS:**

- Town Soil Scientist – The referral for comments was forwarded on July 11, 2025 and comments were received on August 5, 2025. A copy of which is attached hereto.