

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 17**  
**REGULAR MEETING – THURSDAY, AUGUST 21, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Property Owner/Applicant:** Estate of Helen Z. Romano  
**Applicants:** Eric & & Tiffany G. Walls  
**Engineering Info:** James Bernardo Land Surveying, LLC  
**Attorney:** Paul Geraghty, Esquire  
**Address:** 158 Fitch Hill Road (Parcel ID: 055-037-000)  
**Submitted:** July 25, 2025  
**Date Received by IWC:** August 21, 2025 (*Decision Required Date – October 25, 2025*)

**Applicant Request:** The applicant is requesting a favorable recommendation/report from this Commission to the Planning & Zoning Commission for a 3-lot 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:**

<b>Wetland Disturbance Area</b>	<b>0 SF</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 SF</b>
<b>Upland Review Area Disturbance</b>	<b>0 SF</b>

**STAFF COMMENTS:**

This is an Application to correct a previously recorded, unapproved Subdivision which occurred years past. The Property Owner, Helen Z. Romano previously carved off a portion of Lot 37 and created two additional parcels, being Lots 37-1 and 37-2 as recorded on the Assessor’s map; which no approvals were applied for. This is an Application to correct the prior transfer and legalize all (3) lots. The Applicants are seeking a favorable recommendation/report from this Commission to the Planning & Zoning Commission for a 3-lot subdivision with no regulated activities.

The site previously consisted of approximately 21.42 (+/-) acres located in the R-80 zoning district. One lot which was created, is known as Lot 37-1. It is approximately 1.87 acres and remains undeveloped. A second lot was created and is known as Lot 37-2. This lot is approximately 1.84 acres and is currently developed with a single family residence. The remaining land of 17.71 acres is known as Lot 37 and is also undeveloped at this time.

Wetlands were delineated by Joseph Theroux, Certified Soil Scientist on February 13, 2025. The Wetlands Report states that wetland flags #1-40 were used to delineate the boundary of a wetland and intermittent watercourse found in the eastern portion of the entire parcel. The remaining parcel showed no presence of wetlands.

There are no regulated upland or wetlands activity proposed as part of this 3-lot subdivision.

The property to be subdivided is shown on a plan entitled “Romano Subdivision Property of Helen Z. Romano Estate & Eric O. & Tiffany Walls for property located at 136, 154, & 158 Fitch Hill Road, Town of Montville, County of New London – Connecticut, dated May 14, 2025 revised July 1, 2025.”

All applicable Town Departments will be providing comments to the Planning and Zoning Commission in regards to this subdivision Application, which the Commission will receive at their August 26, 2025 meeting.

**CONSIDERATIONS FOR ACTION:**

If the Commission is inclined to send a favorable report for this 3-lot subdivision 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 17, submitted by Owner/Applicants: Estate of Helen Z. Romano and Eric O. & Tiffany G. Walls for a 3-lot subdivision of 158 Fitch Hill Road (Parcel ID: 055-037-000), Uncasville, CT, as more fully described in the Application and supporting documents dated July 25, 2025 and a plan entitled, “Romano Subdivision Property of Helen Z. Romano Estate & Eric O. & Tiffany Walls for property located at 136, 154, & 158 Fitch Hill Road, Town of Montville, County of New London – Connecticut, dated May 14, 2025 revised July 1, 2025.”