

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 18**  
**REGULAR MEETING – THURSDAY, AUGUST 21, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Property Owner/Applicant:** Walter Wainwright, Jr.  
**Engineering Info:** Advanced Surveys, LLC  
**Address:** 71 Moxley Road (Parcel ID: 017-012-000)  
**Submitted:** July 30, 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 2-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:**

- The site consists of approximately 14.35 (+/-) acres located in the Light Industrial zoning district with about 510 feet of frontage onto Moxley Road. This site contains approximately 2.14 acres of wetlands and is currently developed with an existing sawmill building and cellular communication tower.
- There are no activities proposed on either lot and the Applicant is seeking a favorable recommendation/report from this Commission to the Planning & Zoning Commission for a 2-lot subdivision with no regulated activities.
- Wetlands were delineated by Joseph Theroux, Certified Soil Scientist on May 22, 2025. The Wetlands Report states that wetland flags #1-31 were used to delineate the boundary of a large forested wetland/watercourse found in the western portion of the property. The Wetland Report also indicates that there was another forested wetland found to the northeast of the cell tower site.
- The property to be subdivided is shown on a plan entitled “Resubdivision Plan prepared for Walter N. Wainwright, Jr. #71 Moxley Road, Montville, Connecticut, dated May 2, 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 2-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 18, submitted by Owner/Applicant: Walter Wainwright, Jr.; for a 2-lot subdivision of 71 Moxley Road (Parcel ID: 017-012-000), Uncasville, CT, as more fully described in the Application and supporting documents dated July 29, 2025 and a plan entitled, “Resubdivision Plan prepared for Walter N. Wainwright, Jr. #71 Moxley Road, Montville, Connecticut, dated May 2, 2025.”