

**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 25 IWC 20**  
**REGULAR MEETING – THURSDAY, AUGUST 21, 2025**

*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** Glenn B. Johnson  
**Address:** 7 Fielding Drive (Parcel ID: 087-016-000)  
**Date of Receipt:** August 14, 2025  
**Date Received by IWC:** August 21, 2025 (*DRD – October 25, 2025*)

**Applicant Request:** Regulated activities within the upland review area in conjunction with the installation of a swim spa and construction of a deck.

**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>Applicant states approx. 10 SF</b>

**STAFF COMMENTS:**

- This Application is for regulated activities within the upland review area in conjunction with the installation of a swim spa and construction of a deck.
- The property is located on 0.51 acres in the R-40 zoning district with approximately 131 feet of frontage onto Fielding Drive. The site is currently developed with a single-family residence.
- The Applicant is requesting to install an 18' x 10' swim spa and a deck surrounding the swim spa and connecting to the existing single family residence, within the 50' upland review area as shown on the revised Site Plan.
- The Applicant indicates the installation will require some leveling of his yard. This will include excavating approximately 24" on the side farthest from the house and 6" on the side closest to the house.
- The Applicant states that the deck will be constructed of 4x4 pressure treated posts on footers with composite decking. Railings will be installed around the deck where necessary and stairs with railings will be installed on either side of the deck pursuant to the revised Site Plan.
- In 2002 the prior owners of this property applied for and were approved for a Wetlands Permit for the construction of a 16' x 20' screened porch to the rear of the existing single family residence. This proposed installation of a swim spa and construction of a deck would not be any closer to the wetlands than the edge of the house and screened porch which was previously approved by this Commission.
- Attached to this Staff Report is an aerial photo for a better visual of the wetlands as they currently run through the property.

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive and review Application 25 IWC 20, set a date for a site walk (if desired) and table the application to the September 18, 2025 meeting.

If the Commission would like to schedule a site walk, a Motion is set forth below:

**MOTION "A" (to set a site walk and continue to the next meeting)**

I make a Motion to set a Site Walk for Application #25 IWC 20 – 7 Fielding Drive (Parcel ID: 087-016-000), Uncasville, CT – Owner/Applicant: Glenn B. Johnson for regulated activities within the upland review area in conjunction with the installation of a swim spa and construction of a deck, on \_\_\_\_\_ at \_\_\_\_\_ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on September 18, 2025.

If the Commission does **NOT** want to schedule a site walk, a Motion is set forth below:

**MOTION "B" (to continue to the next meeting)**

I make a Motion to continue Application #25 IWC 20 – 7 Fielding Drive (Parcel ID: 087-016-000), Uncasville, CT – Owner/Applicant: Glenn B. Johnson for regulated activities within the upland review area in conjunction with the installation of a swim spa and construction of a deck, until the next regularly scheduled meeting on September 18, 2025.



Nearm

01 2025

2025 Nearmap, HERE

20 ft