

**MEMORANDUM FOR THE RECORD**  
**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. The Applicant responded to these comments on August 15, 2025 and final comments were received from the Town Soil Scientist on August 20, 2025.

**STAFF COMMENTS:**

- All of the above Technical Review comments of August 5, 2025 have been addressed by the Applicant and revised Plans have been provided in your packets.

- Final comments have been received from the Town Soil Scientist on August 20, 2025 indicating that all of his comments of August 5<sup>th</sup> have been addressed with the exception of, “Plans – Narrative: List other possible permits (state, local, federal) that may be needed. This is part of the 2024 CDEEP E&S Manual Check List. If no other permits are needed for the project, it should be stated on the project plans.” This comment can be added as a Condition of Approval.
- This Application is for regulated activities within the upland review area in conjunction with the development of a 23-Lot resubdivision, in the R-20 Zoning District.
- The property is located on approximately 19.5 acres with frontage on Sharp Hill Road to the South and Carol Drive to the West. With the exception of the rip-rap drainage basin at the end of the Carol Drive cul-de-sac, the property is currently undeveloped.
- The Applicant is proposing 23 building lots, an open space lot on the Northwest side of the parcel and a lot for stormwater management on the Northeast side of the parcel.
- The Applicant is proposing the construction of a road, associated roadway drainage and stormwater management improvements, and common utilities; including sanitary sewer, electric, telephone, cable, etc.; as well as 23 single family residences and driveways.
- The wetlands were delineated by Ian Cole, Certified Soil Scientist in September of 2024, located by Boundaries, LLC in January of 2025 and are shown on a Plan submitted with this Application and entitled: “Resubdivision Plans 23-Lot Residential Resubdivision 47 Sharp Hill Road, Montville, Connecticut 06382 Prepared for MT Kineo Builders, LLC, dated July 10, 2025 revised August 15, 2025.”
- The (2) areas of wetlands which were located and delineated on the property are shown on Page 5 of the Wetlands Report prepared by Ian Cole and dated September 12, 2024. Wetland area #1 is located in the area which the Applicant is proposing as “Open Space”. No activities are proposed in this area. Wetland area #2 is located in the area which the Applicant is proposing as the lot for stormwater management. The Applicant is proposing work within the 50’ upland review area for the construction of the stormwater basin “B”. No other work within the wetlands or upland review area is proposed.
- There are (5) photos of the property included in the Wetlands Report prepared by Ian Cole on Pages 10-12. Myself and Assistant Planner Meredith Badalucca visited the site on August 5, 2025. I have included a copy of the Inspection Report for your review.

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive and review Application 25 IWC 15, set a date for a site walk (if desired) and continue it to the next regularly scheduled meeting on September 18, 2025 or approve this Application with the condition set forth by the Town Soil Scientist.

**CONSIDERATIONS FOR ACTION:**

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 15 – 47 Sharp Hill Road (Parcel ID: 023-063-000), Uncasville, CT – Owner: R&N Holding Company, LLC; Applicant: Mt. Kineo Builders, LLC for regulated activities within the upland review areas associated with a 23-lot resubdivision, on \_\_\_\_\_ at \_\_\_\_\_ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on September 18, 2025.

If the Commission is inclined to approve the request of the Applicant for a Permit for proposed activity, the following language for a motion of approval is suggested:

**MOTION “B” (to APPROVE)**

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetland Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve Application #25 IWC 15 – 47 Sharp Hill Road (Parcel ID: 023-063-000), Uncasville, CT – Owner: R&N Holding Company, LLC; Applicant: Mt. Kineo Builders, LLC for regulated activities within the upland review areas associated with a 23-lot resubdivision, per the application and associated documents dated July 10, 2025 and Plan titled: “Resubdivision Plans 23-Lot Residential Resubdivision 47 Sharp Hill Road, Montville, Connecticut 06382 prepared for: MT Kineo Builders, LLC dated July 10, 2025 revised August 15, 2025.”; with the following condition:

1. Plans – Narrative: List other possible permits (state, local, federal) that may be needed. This is part of the 2024 CDEEP E&S Manual Check List. If no other permits are needed for the project, it should be stated on the project plans.

Standard reasons of approval and standard conditions of approval apply.

If the Commission chooses to deny said Application, reasons for denial must be stated.

# Town of Montville Inspection Report

Date: 8/5/2025 Inspection Type: Wetlands Permit Inspection

MS4/ Erosion and Sediment Control Inspection Yes No

Location: 47 Sharp Hill Road Map/Lot/Block: 023-063-000

Parties Present Choose an item. Choose an item. Choose an item. Choose an item. Choose an item. Stacy Radford Meredith Badalucca Click here to enter text. Click here to enter text. Yes No CZC Approved

## Comments/Observations

Conducted a site visit in accordance with a pending IWC / PZC Application for a 23-lot resubdivision. The property was the site of the previous Sharp Hill Road Christmas tree farm.

# Town of Montville Inspection Report



# Town of Montville Inspection Report

