

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 20
REGULAR MEETING – THURSDAY, SEPTEMBER 18, 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:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 10 SF

STAFF COMMENTS IN REVIEW:

- 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.

NEW STAFF COMMENTS:

- A site walk was conducted on Wednesday, September 17, 2025 at 5:30 p.m. Chairman Brush and Commissioner LeClair were in attendance on behalf of the IWC and Glenn Johnson, Applicant was also in attendance.

CONSIDERATION FOR ACTION:

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:

After giving due consideration to all relevant factors including those in Section 10 and/or Section 6 of the Montville Inland Wetlands and Watercourses Regulations and Section 22a-41 of the Connecticut General Statutes, I move to approve application number 25 IWC 20 – Owner/Applicant: Glenn B. Johnson, regulated activities within the upland review area in conjunction with the installation of a swim spa and construction of a deck, per the Application and associated documents submitted on August 14, 2025. Standard reasons for approval and standard conditions of approval apply.

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



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