

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 24
REGULAR MEETING – THURSDAY, SEPTEMBER 18, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicants/Owners: Chad and Jennifer Obrey
Address: 400 Gay Hill Road, (016-023-000), Uncasville
Date of Receipt: September 11, 2025
Date Received by IWC: September 18., 2025 (*DRD – November 22, 2025*)

Applicant Request: Regulated activities within the upland review area in conjunction with a free split to develop (2) building lots for the construction of a single-family residence on each respective lot.

Activity Description:

Wetland Disturbance Area	0 sq ft (per Applicant)
Watercourse/Waterbody Disturbance Area	0 LF (per Applicant)
Upland Review Disturbance Area	2,490 sq ft +/- (per Applicant)

STAFF COMMENTS:

- This Application is for regulated activities within the upland review area in conjunction with a free split to develop (2) building lots for the construction of a single-family residence on each respective lot.
- The current property is located on 2.18 acres with approximately 330 feet of frontage along Gay Hill Road. The property is located with the R-40 Zoning District and is currently developed with a single-family residence and detached garage.
- The Applicant proposes to split the properties into (2) building lots; Lot 1 as 1.26 acres and Lot 2 as 0.92 acres.
- After the filing of the free split on the Montville Land Records, the Applicant proposes to demolish the existing home and garage, due to them being in disrepair, and construct (2) single family residence on each respective lot with all associated improvements to include a new drilled well, sewer, driveway, grading and required clearing.
- The wetlands on the property were delineated by Ian Cole on March 11, 2025 and marked as WF-1 through WF-13. The Wetlands Report indicates that “a watercourse and associated wetland fringe drains south through the eastern wooded side of the site. The regulated area is associated with drainage that discharges on the subject property at the northeaster corner of the site and flows south down a straight liner rocky channel to a spot in the middle of the flow path where the topography levels out and the remnants of a relic farm pond that has long since filled in with sediment and reverted back to a forested / scrub-shrub wetland is located. The wetland boundary is well-defined.”
- The extend of work to be completed in the upland review area of Lot #1 is some minimal grading and Lot #2 will be some grading, the installation of a concrete retaining wall and installation of a footing drain from the single family residence.

AGENCY COMMENTS:

- Town Soil Scientist – The referral for comments was forwarded on September 12, 2025 and comments are still pending.

STAFF RECOMMENDATION:

Staff recommends the IWC receive Application 25 IWC 24, set a date for a site walk (if desired), and table the application to the next regularly scheduled meeting on October 16, 2025.

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 24 – 400 Gay Hill Road (Parcel ID: 016-023-000), Uncasville, CT – Owners/Applicants: Chad & Jennifer Obrey for regulated activities within the upland review area in conjunction with a free split to develop (2) building lots for the construction of a single-family residence on each respective lot, on _____ at _____ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on October 16, 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 24 – 400 Gay Hill Road (Parcel ID: 016-023-000), Uncasville, CT – Owners/Applicants: Chad & Jennifer Obrey for regulated activities within the upland review area in conjunction with a free split to develop (2) building lots for the construction of a single-family residence on each respective lot, until the next regularly scheduled meeting on October 16, 2025.