

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 24
REGULAR MEETING – THURSDAY, OCTOBER 16 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 IN REVIEW:

- 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 were received on October 8, 2025. These comments were forwarded to the Applicant for response on October 9, 2025 and a response was received on October 14, 2025 (copy attached).

NEW STAFF COMMENTS:

- In coordination with the Town Soil Scientist’s comment regarding clearing limits being staked out by a Licensed Land Surveyor, Staff would recommend that Wetland placards be placed at 50’ URA on each individual lot to help mark the wetlands for any future development and owners.
- The Town Soil Scientist noted in his comments that he observed significant bulky waste in and around the wetland area during his site inspection and suggested that if this debris was to be removed that said activity be made part of this Application. Subsequently, the Applicant has requested the removal of bulky waste currently on site in and around the wetlands be made a part of this Permit. The Applicant stated in the October 14, 2025 response letter that the debris is primarily located at the southeasterly corner of the property and access to this area will be along the westerly property line to minimize any disturbance to the wetland area.
- Based on conversation at the last meeting, Staff left the Motion to set a date for a site walk on this Staff Report, should the Commission feel one is required.
- Staff recommends the IWC continue the application to the next regularly scheduled meeting on November 20, 2025 for confirmation that all Town Soil Scientist comments have been adequately addressed.

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 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 November 20, 2025.

MOTION “B” (to continue to the next meeting)

I make a Motion to continue this Application until the next regularly scheduled meeting on November 20, 2025 for confirmation that all outstanding comments have been addressed.

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 “C” (to approve)

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 #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, per the Application and associated documents submitted on September 11, 2025 and plan titled, “Improvement Location & Topographic Survey Free Split and Residential Site Development Plans, prepared for Chad Obrey 400 Gay Hill Road – Montville, Connecticut, dated August 2025”; with the following conditions:

1. All limits of disturbance will be staked out by a licensed Land Surveyor and inspected by the ZEO/WEO prior to clearing.
2. Town Staff should be consulted to make a field determination as to which trees are to be cut and which are to remain, and the trees should be field flagged.
3. Wetland placards shall be placed at the 50’ URA on each individual lot to help mark the wetlands for any future development and owners.

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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October 14, 2025

Stacy Radford
Wetland Enforcement Officer
Town of Montville
310 Norwich-New London Tpke.
Uncasville, CT 06382

Re: Response to Wetland Review Comments
Applicant/Owner: Chad Obrey
Location: 400 Gay Hill Road-Montville

Dear Ms. Radford,

We have received comments from CLA Engineers, Inc. (CLA) for the proposed residential development located at 400 Gay Hill Road. The following is a response to each comment.

1. *On walking the site CLA observed significant bulky waste (a junk car, metal, wood, etc.) in and around the wetland area. If the owner plans to remove and dispose of this waste, the plans and the permit application should be requested and account for that activity. This may include additional E&S BMP's.*

Response: The owner intends to clean the site of the debris within the wetland area. Therefore, I would request that this activity be incorporated into the application request. The debris is primarily located at the southeasterly corner of the Subject Property. Access to this section will be along the westerly property line to minimize disturbance to the wetland area.



Response to Wetland Review Comments
Applicant/Owner: Chad Obrey
Location: 400 Gay Hill Road-Montville

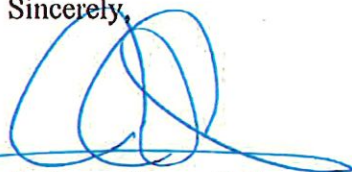
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2. *The clearing limit of vegetation in the 50-foot upland review zone should be staked by a licensed land surveyor prior to clearing, town staff should be consulted to make a field determination as to which trees are to be cut and which are to remain, and the trees should be field flagged appropriately.*

Response: The limits of disturbance will be staked out by a licensed land surveyor. Also, the WEO will be notified once the clearing limits have been staked out to review the tree locations with the owner. Please note that the grade on the easterly side of the proposed house on Lot 2 is being cut and it may not be feasible to preserve the trees within this area.

Thank you for your consideration in this matter, if you have any questions, please feel free to call me at 860-376-2006.

Sincerely,



Anthony Nenna, P.E.