

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 28
REGULAR MEETING – THURSDAY, NOVEMBER 20, 2025

Prepared by Stacy Radford, Zoning & Wetlands Officer

Owner/Applicant: Scott Smilinich
Address: 129 Simpson Lane (Parcel ID: 038-050-00A)
Date of Receipt: November 13, 2025
Date Received by IWC: November 20, 2025 (*DRD – January 24, 2026*)

Applicant Request: Regulated activities within the upland review area in conjunction with the removal of a 12' x 12' shed and re-location of a 14' x 10' shed.

Activity Description:

Wetland Disturbance Area	0 SF
Watercourse/Waterbody Disturbance Area	0 LF
Upland Review Disturbance Area	Applicant states approx. 100 SF

STAFF COMMENTS:

- This Application is for regulated activities within the upland review area in conjunction with the removal of a 12' x 12' shed currently located in the URA and re-location of a 14' x 10' shed to the URA.
- The property is located on 3.63 acres in the R-40 zoning district with approximately 530 feet +/- of frontage onto Simpson Lane. The property is currently developed with a single-family residence and a 14' x 10' shed.
- The Applicant is requesting to relocate an existing 14' x 10' newly constructed shed, marked #1 on the Plan attached to the Application, to the area marked #2 on the same Plan. The shed will be moved via a truck with a flatbed & crane to safely pick it up and place it in the new location. The Applicant states that the shed will be placed on crushed stone which will be dumped on top of the existing soil, with no expected digging or disturbance of soil.
- The Applicant is requesting to remove an existing 12' x 12' shed currently located in the upland review area. The Applicant states in part that “this shed is in a state of disrepair and so my proposal is to take down and completely remove this shed”. The Applicant states that the dismantling and removal of this shed will be done completely by hand.

STAFF RECOMMENDATION:

Staff recommends the IWC receive Application 25 IWC 28, set a date for a site walk (if desired), and table the application to the next regularly scheduled meeting on December 18, 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 28 – 129 Simpson Lane (Parcel ID: 038-050-00A), Uncasville, CT – Owner/Applicant: Scott Smilinich for regulated activities within the upland review area in conjunction with the removal of a 12’ x 12’ shed and re-location of a 14’ x 10’ shed, on _____ at _____ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on December 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 28 – 129 Simpson Lane (Parcel ID: 038-050-00A), Uncasville, CT – Owner/Applicant: Scott Smilinich for regulated activities within the upland review area in conjunction with the removal of a 12’ x 12’ shed and re-location of a 14’ x 10’ shed, until the next regularly scheduled meeting on December 18, 2025.