

MEMORANDUM FOR THE RECORD
APPLICATION# 25 IWC 28
REGULAR MEETING – THURSDAY, DECEMBER 18, 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 IN REVIEW:

- 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.

NEW STAFF COMMENTS:

- No new comments.

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 #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 relocation of a 14' x 10' shed, per the Application and associated documents dated November 4, 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.