



# Town of Montville, Connecticut

## Department of Land Use & Development

Planning & Zoning  
Inland Wetlands & Watercourses  
Economic & Community Development



**MEMORANDUM FOR THE RECORD**  
**APPLICATION# 26 IWC 7**  
**REGULAR MEETING – THURSDAY, MAY 21, 2026**  
*Prepared by Stacy Radford, Zoning & Wetlands Officer*

**Owner/Applicant:** North Group, LLC  
**Address:** 695 Route 32 (079-013-000), Uncasville  
**Date of Receipt:** May 15, 2026  
**Date Received by IWC:** May 21, 2026 (*DRD – July 25, 2026*)

**Applicant Request:** A jurisdictional ruling that a Permit is not required for the proposed development of this site.

**Activity Description:**

<b>Wetland Disturbance Area</b>	<b>0 sq ft (per Applicant)</b>
<b>Watercourse/Waterbody Disturbance Area</b>	<b>0 LF (per Applicant)</b>
<b>Upland Review Disturbance Area</b>	<b>0 sq ft (per Applicant)</b>

**STAFF COMMENTS:**

- This Application is for a jurisdictional ruling that a Permit is not required for the proposed development of this site.
- This site consists of 1.2 acres and is located in the C-1 Zoning District, abutting Horton Cove on the west. The site is currently developed with a 1500 sq ft commercial space with approximately 108’ of frontage on Route 32.
- The Applicant is proposing to apply with the Planning & Zoning Commission for a change of use from commercial to residential, as well as the development of 3 additional residential units.
- The Applicant has forwarded a narrative dated May 19, 2026, a copy of which is included in your packet, indicating that there are only tidal wetlands located on the property; which has been confirmed by Soil Scientist George Logan, and that this Application is for a jurisdictional ruling that no Permit will be required from this Commission for the proposed development.
- The Applicant’s Soil Scientist has submitted a Wetland Report dated May 19, 2026, a copy of which is included in your packet, whereas he stated, after a site inspection and review of relevant plans and mapping, that it is his professional opinion that “the resource area adjacent to the subject property constitutes a tidal/coastal resource area rather than a regulated inland wetland or watercourse under the authority of the Montville Inland Wetlands Commission.”

- Review of the submitted Plan entitled “Site Plan of 695 Route 32, Montville, Connecticut prepared for North Group, LLC and dated May 15, 2026” shows that the proposed development is approximately 273' from the tidal wetlands.
- According to the State Layer on the GIS, approximately 21' of the property along Horton Cove is located within Flood Zone “AE” and any Application submitted before the Planning & Zoning Commission will require a Coastal Area Management (CAM) Review by the CT DEEP.

**STAFF RECOMMENDATION:**

Staff recommends the IWC receive Application 26 IWC 7 and, based on the information submitted from the Engineer and the Soil Scientist on behalf of the Applicant, that the IWC issue a finding that it has no jurisdiction over the proposed activities.

If the Commission agrees with Staff’s recommendation, a suggested Motion is set forth below:

**MOTION “A” (for no jurisdictional ruling)**

I make a Motion to issue a finding that the Montville Inland Wetlands and Watercourses Commission has no jurisdiction over the proposed activities presented with this Application and therefore no Permit is required.