



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



STAFF REPORT

APPLICATION# 26 IWC 10

REGULAR MEETING – THURSDAY, AUGUST 20, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant: Lindo Construction LLC
Property Owner: 82 Maple Ave, LLC
Address: 82 Maple Avenue (Parcel ID: 017-015-00A), Uncasville, CT
Submitted: July 30, 2026
Date Received by IWC: August 20, 2026 (*DRD – October 14, 2026*)

Applicant Request: Regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision.

Activity Description:

Wetland Disturbance Area	4,900 SF (Per Applicant)
Watercourse/Waterbody Disturbance Area	130 LF (Per Applicant)
Upland Review Disturbance Area	7,200 SF (Per Applicant)

TECHNICAL REVIEW COMMENTS:

- Plan Set – Cover Sheet: Please correct to reflect the current property owner
- Plan Set – Cover Sheet: Please correct Zoning Table to reflect the current Zone as R-20

STAFF COMMENTS:

- This Application is for regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision.
- The property currently consists of 17.97 acres with approximately 500' of frontage onto Maple Avenue. The property is located in the R-20 Zoning District and is currently developed with a single-family home, a detached garage and a barn.
- The Applicant is proposing to subdivide this parcel into 2-lots; one being Lot 1 with 2.79 acres and the second being Lot 2 with the remaining 15.18 acres; as noted on the submitted Site Plan entitled "2-Lot Subdivision 82 Maple Ave prepared for Lindo Construction, LLC Montville, Connecticut dated January 25, 2025."
- The Applicant states that Lot 1, with the existing house, has no new activity proposed within wetlands or 50' upland review area.
- The Applicant states that Lot 2 "requires a wetlands crossing for driveway access, underground utilities and a proposed culvert pipe for conveyance of a seasonal intermittent watercourse."

- The Applicant proposes the following activities as part of this driveway crossing to include:
 - “4,900 sf of direct wetlands disturbance as part of driveway, drainage and grading activities”
 - “Total fill in wetlands = 250 cy of clean fill and gravel materials”
 - “Total excavation in wetlands = 250 cy of organics / topsoil removed. Organic materials will be stockpiled onsite outside of 50’ upland review area for reuse as topsoil”
 - “7,200 sf of upland review area disturbance”
- The Applicant states that all work will be performed by tracked excavation equipment with minimal hand tool activity. All proposed work is intended to be performed starting in the spring of 2027 and should be completed within 90 – 180 days.
- The Applicant further states that the “width of the proposed driveway crossing over wetlands is designed to allow access to potential future multifamily development of parcel without requiring additional wetlands disturbance.”
- The wetlands were delineated by Joseph Theroux in October of 2022 with a wetland function and value assessment conducted in April of 2025. A copy of the Wetland Report has been provided.
- The Applicant finally states that “all proposed activities have been designed to minimize short and long term impacts to wetlands and watercourses.”

AGENCY COMMENTS:

- Town Soil Scientist – This Application was referred to the Town Soil Scientist, Kyle Lynch of CLA Engineers, Inc. for his review and comments. No comments have been received to date.

STAFF RECOMMENDATION:

Staff recommends the IWC receive Application 26 IWC 10, set a date for a site walk (if desired), and table the application to the next regularly scheduled meeting on September 17, 2026.

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 #26 IWC 10 – 82 Maple Avenue (Parcel ID: 017-015-00A), Montville, CT – Owner: 82 Maple Ave LLC; Applicant: Lindo Construction LLC for regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision, on _____ at _____ a.m. / p.m. and to continue this Application until the next regularly scheduled meeting on September 17, 2026.

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 #26 IWC 10 – 82 Maple Avenue (Parcel ID: 017-015-00A), Montville, CT – Owner: 82 Maple Ave LLC; Applicant: Lindo Construction LLC for regulated activities within the wetlands to install a wetland crossing for driveway access, underground utilities and a proposed culvert pipe in conjunction with a 2-lot subdivision, until the next regularly scheduled meeting on September 17, 2026.