



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



STAFF REPORT

APPLICATION# 26 IWC 11

REGULAR MEETING – THURSDAY, AUGUST 20, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant/Property Owner: 38 Laurel Point Drive Owner, LLC

Address: 38 Laurel Point Drive (105-007-000) Oakdale, CT

Submitted: August 4, 2026

Date Received by IWC: August 20, 2026 (*DRD – October 14, 2026*)

Applicant Request: Regulated activities within the upland review area to regrade a previously disturbed area that resulted from the excavation and removal of gravel from the Property at some indeterminate time prior to the current owner's acquisition of the Property; and, in conjunction therewith, to install a paver walkway to provide access from the patio which is a component of the proposed dwelling house to Oxoboxo Lake.

Activity Description:

Wetland Disturbance Area	0 SF (Per Applicant)
Watercourse/Waterbody Disturbance Area	0 LF (Per Applicant)
Upland Review Disturbance Area	3,485 SF (Per Applicant)

STAFF COMMENTS:

- This Application is for regulated activities within the upland review area to regrade a previously disturbed area, prior to this owner's acquisition of the property, and to install a paver walkway to provide access from the patio of the single-family home to Oxoboxo Lake.
- The property is located on 0.52 acres with approximately 58' of frontage onto Laurel Point Drive. The property is located in the R-80 Zoning District and is currently undeveloped.
- The property owners previously received a Permit from this Commission in May of 2025 for regulated activities associated with the construction of a single-family residence on this legally existing non-conforming lot. During this previous Application process there was a request of the Applicant to install silt fence to be back with haybales for additional protection of the wetlands, to which the Applicant agreed. The newly submitted Site Plan shows that the Applicant will install two sections of silt fence. The section of silt fence at the toe of the regrading area shall be backed by haybales. Additionally, there was concern about the washing out of equipment in the area towards the Lake. The Applicant added a note to the previous Plan Set that "The well driller shall not wash out his equipment in the area that has a positive grade towards the Lake." This note remains on the newly submitted Plans as well.

- The Applicant states in part that “the regrading contemplated by this application will be conducted simultaneously with the development of the single-family dwelling house and other improvements on the property.”
- The Applicant also states that the location of the proposed potable water supply well has moved to the south to avoid embankment areas which are too unstable to sustain the weight of the required drilling equipment.
- According to the Applicant, “the regrading of the northerly embankment area has been designed to be fully accomplished with the placement of 780 cubic yards of structural embankment material which is the volume which will be excavated in order to construct the cellar for the dwelling house to be constructed on the Property.” It is not anticipated that additional fill material will be imported to the site to complete this project, other than topsoil.
- The disturbed area shall be stabilized with not less than 6” of topsoil, seeded and stabilized with erosion control blankets.
- The wetlands were flagged by Mark H. Sullivan, C.P.S.S. in 2022.

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 11, 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 11 – 38 Laurel Point Drive (Parcel ID: 105-007-000), Oakdale, CT – Owner/Applicant: 38 Laurel Point Drive Owner LLC for regulated activities within the upland review area for regrading and installation of a paver walkway to Oxoboxo Lake, 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 11 – 38 Laurel Point Drive (Parcel ID: 105-007-000), Oakdale, CT – Owner/Applicant: 38 Laurel Point Drive Owner LLC for regulated activities within the upland review area for regrading and installation of a paver walkway to Oxoboxo Lake, until the next regularly scheduled meeting on September 17, 2026.