



Town of Montville, Connecticut

Department of Land Use & Development

Planning & Zoning
Inland Wetlands & Watercourses
Economic & Community Development



STAFF REPORT

APPLICATION# 26 IWC 12

REGULAR MEETING – THURSDAY, AUGUST 20, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant/Property Owner: Andrew & Margo Myers

Address: 211 Chapel Hill Road (028-008-000) Oakdale, CT

Submitted: August 7, 2026

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

Applicant Request: The applicant is requesting a favorable recommendation/report from this Commission to the Planning & Zoning Commission for a 2-lot subdivision with no regulated activities in accordance with CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse) and as required by Section 3.4.2 of the Montville Subdivision Regulations.

Activity Description:

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

STAFF COMMENTS:

- This site consists of approximately 37.01 acres located in the R-80 Zoning District with about 592' of frontage on Chapel Hill Road. The site currently contains a single-family residence which is owner occupied.
- The Applicant is proposing to subdivide this parcel into 2-lots; one being Proposed Lot 1 with 31.07 acres and the second being Proposed Lot 2 with 5.884 acres; as noted on the submitted Site Plan entitled: "2-Lot Subdivision 211 Chapel Hill Road, prepared for Andrew Myers, Montville, Connecticut, dated May 18, 2026 and revised July 14, 2026."
- The wetlands were delineated by Wes Wentworth in April of 2026.
- There are no regulated upland or wetlands activities proposed as part of this 2-lot subdivision.
- The Applicant is proposing to construction a single-family home with an on-site septic, well, foundation drainage and a driveway on the Proposed Lot 2. The proposed driveway will run between the two areas of wetlands located on the property, outside of the upland and wetland areas.
- The Applicant states "a culvert will be placed under the driveway between but at least fifty feet away from wetlands." "Any fill removed for installation of the driveway and foundation shall remain on site and graded as applicable."

- Staff requested further clarification from the Applicant that the installation of the pipe and rip rap along the driveway would not affect the upland review area to the North side of the property. The Applicant provided the following response: “The culvert design and installation including limits of disturbance will not extend into or have an effect on the uplands review area on the north side of the driveway. The proposed limits of clearing correlate with the proposed limits of disturbance. If there is a concern of proximity to the uplands review area, we would be glad to have a condition of approval require the proposed limits of clearing be flagged by a licensed land surveyor to ensure proper location.”

AGENCY COMMENTS:

- Town Soil Scientist – This Application was not referred to the Town Soil Scientist, as there are no regulated activities.

CONSIDERATIONS FOR ACTION:

If the Commission is inclined to send a favorable report for this 2-lot subdivision Application to the PZC, the following language for a motion of approval is suggested:

MOTION #1

After giving due consideration to all relevant factors, including those in the CT General Statutes (CGS) Section 8-26 (Applications involving an inland wetland or watercourse), Montville Subdivision Regulations Section 3.4.2 (Wetlands Agency Referral), and CGS Chapter 440, Sections 22a-28 to 22a-45d (Wetlands and Watercourses), I move that the Commission forward a favorable recommendation/report to the Montville Planning and Zoning Commission for Application #26 IWC 12, submitted by Owner: Andrew & Margo Myers; Applicant: Andrew Myers for a 2-lot subdivision of 211 Chapel Hill Road (Parcel ID: 028-008-000), Oakdale, CT, as more fully described in the Application and supporting documents dated July 22, 2026 and a plan entitled, “2-Lot Subdivision 211 Chapel Hill Road, prepared for Andrew Myers, Montville, Connecticut, dated May 18, 2026 and revised July 14, 2026.”