



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, SEPTEMBER 17, 2026

Prepared by Stacy Radford, Zoning & Wetlands Officer

Applicant/Property Owner: Kevin and Elizabeth Campbell **(REVISED)**

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 IN REVIEW:

- 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. Comments were received on August 25, 2026 and forwarded to the Applicant for response. Response to comments and revised documents were received and forwarded to Town Soil Scientist for further review and comments. Final comments received that all previous comments had been addressed.

NEW STAFF COMMENTS:

- Comments were received from the Town Soil Scientist on August 25, 2026 and forwarded to the Applicant for their response.
- Revised documents were received on August 31, 2026 addressing the Town Soil Scientist’s comments. These revised documents were forwarded to the Soil Scientist for review and additional comments.
- Final comments from the Town Soil Scientist were received on September 2, 2026 indicating that all previous comments had been addressed.
- A site walk was conducted on Tuesday, September 15, 2026 at 5:45 p.m. Vice Chairman Occhialini and Commissioner LeClair were in attendance on behalf of the IWC. Attorney Harry Heller was present on behalf of the Applicants.

CONSIDERATIONS 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 number 26 IWC 11 –

Owner/Applicant: Kevin & Elizabeth Campbell; for regulated activities within the upland review area for regrading and installation of a paver walkway to Oxoboxo Lake, per the Application and associated documents submitted on August 4, 2026, revised on August 31, 2026 and plan entitled, "Septic System Design Plan prepared for 38 Laurel Point Drive, LLC #38 Laurel Point Drive, Montville, Connecticut dated March 22, 2025 revised August 26, 2026"; with the following condition:

1. All wetland boundaries be re-flagged before construction for visibility to contractors and inspectors during the construction phase.

Standard reasons for approval and standard conditions of approval apply.