

TOWN OF MONTVILLE  
INLAND WETLANDS COMMISSION  
REGULAR MEETING MINUTES  
THURSDAY, FEBRUARY 15, 2018 – 7:00 P.M.  
LOCATION: MONTVILLE TOWN HALL, Council Chamber  
310 NORWICH-NEW LONDON TURNPIKE  
UNCASVILLE, CONNECTICUT 06382

**1. CALL TO ORDER**

Vice Chairman Charles O’Bday called the meeting to order at 7:00.

**2. ROLL CALL**

**Present:** Vice-Chairman Charles O’Bday III, Secretary Philip Houk, Commissioners Jessica LeClair and Sandra Berardy

**Absent:** Chairman Douglas Brush, Anthony Tufares, Full Vacancy, Alt. Vacancy, Alt. Vacancy

**Attending:** Zoning and Wetlands Officer (ZWO) Liz Burdick

**3. MINUTES: Approve the Minutes of the October 19, 2017 Regular Meeting.**

**MOTION: Berardy/Leclair to approve the October 19, 2017 minutes as presented. Vote: Approved Unanimously**

**4. PUBLIC HEARINGS-none**

**5. SHOW CAUSE HEARING (s)-none**

**6. REMARKS FROM THE PUBLIC (not relating to items on the agenda)-none**

**7. OLD BUSINESS: None**

**8. NEW BUSINESS**

**A. Butlertown Road (map 2, Lot 2), Oakdale, CT-Applicants/Property Owners, Robert T. and Manuel J. Misarski for 2-Lot Subdivision in Light Industrial Zone with Regulated Activities. (DRD 4/20/2018).**

L. Burdick reviewed the Application with the Commission. She stated it is a conceptual design for a two lot subdivision in a light industrial zone. Because some of the property is located within 500 feet of an adjacent town, the Town of Waterford was given notification of the application and Waterford’s Environmental Planner will be meeting with L. Burdick to discuss the application. She stated the site is located in the Niantic River Watershed.

The Applicant is proposing a two lot subdivision with lots ranging in size from 7.92+/- acres to 13.03+/- acres. Both proposed lots show conceptual industrial buildings, driveways and parking areas, drainage structures, well and septic locations outside of regulated areas. The plan includes clearing and grading portions of parking areas,

retaining wall (proposed Lot 2-2), reserve septic area (proposed Lot 2-2) and well (proposed lot 2-1). She reminded the members this is a conceptual subdivision plan and future approvals would be required for actual site development, however she felt it was important the conceptual site development was even feasible prior to any favorable approvals.

Ross Gladstone from Indigo Land Design, LLC, representing the applicants stated there was a 25-foot buffer for clearing around the proposed buildings. Lot 2 has a retaining wall to reinforce the parking lot. R. Gladstone stated the lots are wooded and will require clearing as shown on the plan.

L. Burdick expressed concerns that future owners would creep into approved undisturbed regulated areas & suggested the addition of a proposed barrier was in order and she stressed the importance of looking closely at this application due to all the wetlands on the property which, “leave no room to play”. She stated a detailed wetlands report was pending and the Town’s soil scientist and engineer will be looking at the plan and providing a report.

**MOTION: Berardy/Leclair to Table Application #218IWC1 - Butlertown Road (Map 2, Lot 2), Oakdale, CT-Applicants/Property Owners, Robert T. and Manuel J. Misarski for 2-Lot Subdivision in Light Industrial Zone with Regulated Activities. (DRD 4/20/2018) until the March 15, 2018 meeting. Approved Unanimously.**

**MOTION: Berardy/Leclair to add approval of the 2018 meeting dates to New Business, item B. Vote: Approved Unanimously.**

**B . Approval of 2018 Meeting Dates**

**MOTION: Berardy/Houk to approve the 2018 meeting dates as presented. Vote: Approved Unanimously.**

**8. CORRESPONDENCE**

- Eversource Maintenance Schedule for 2018
- The Habitat Magazine
- Copy of Inland Wetlands Regulations Revised to October 19, 2017.

**9. OTHER BUSINESS: None**

**10. EXECUTIVE SESSION-None**

**11. ADJOURNMENT**

**M/S/C (LeClair/Houk) to adjourn the meeting at 7:37.**

Respectfully Submitted,  
Sue Spang, Recording Secretary