

**Town of Montville Inland Wetlands Commission**  
**Regular Meeting Minutes January 20, 2022, 6:00 p.m.**  
**Town Council Chambers – Town Hall**

1. **Call to order:** Chairman Brush called the meeting to order at 6:00 p.m.
  
2. **Roll call:** Present: Chairman-Doug Brush Vice-Chairman Charles O’Bday III, Commissioners, Jessica LeClair, (remote) Sandra Berardy, Joseph Berardy, Raymond Occhialini  
Absent: Anthony Tufares  
Attending: T. Williams, L. Burdick
  
3. **Minutes:**
  - a. Approval of minutes of the January 6, 2021 Special meeting.  
Motion to approve as presented: (S. Berardy/O’Bday) Roll Call Vote, **APPROVED**
  
4. **Remarks from the public *not* relating to items on the agenda:** None
  
5. **Old Business:**
  - a. **221 IWC 17** – 612 Route 82 (058-009-00A), Oakdale. Owner: Leemilts Petro Inc. Applicant: Oakdale Food Stop. Application for regulated activities (grading & drainage) associated with commercial site improvements for existing gas station/convenience store within an upland review area. (*Submitted 12-6-21, Date of Receipt 01/6/2022, Decision Required Date 03/12/2022*). Tiffany Williams, WEO read her staff report, discussion was held.

**MOTION:** (S. Berardy/O’Bday) After giving due consideration to all relevant factors of the Montville Inland Wetland Regulations, including those in Section 6 (Regulated Activities to be Licensed), Section 10.2 (Criteria for Decision) & Section 22a-41 of the Connecticut General Statutes, I move to approve with the following application:

**221 IWC 17** –Owner: Leemilt’s Petroleum Applicant: Oakdale Food Stop. Application for regulated activities (grading, septic & drainage) associated with commercial site improvements for existing gas station/convenience store within an upland review area at 612 Route 82 (058-009-00A) Oakdale, CT per the application and associated documents dated 12-4-2021 & as shown on a plan entitled “Site Plan, Prepared for Leemilt’s Petroleum, 612 Norwich-Salem Turnpike (Rt 163/82), Oakdale, CT, Prepared by Freeman Companies, Dated 11/4/2021 revised 1/17/2022” with the following condition:

1. Any substantive revisions to the above-referenced approved plan for storm water treatment be submitted for review & approval by the Wetlands Official and/or IWC as needed. Roll Call Vote, **APPROVED with Conditions**

- b. **221 IWC 18** – 412 Maple Ave (031-002-0A0) Owner: Advanced Associates, LLC Applicant: Williams Pieniadz. Application for regulated activities (grading) within upland review area associated with commercial site improvements (*Submitted 12/28/2021, Date of Receipt 01/6/2022, Decision Required Date 03/12/2022*). Tiffany Williams, WEO read her staff report, Atty Harry Heller spoke on behalf of the applicant, discussion was held.

**MOTION:** (O’Bday/LeClair) to table the application to the February 17, 2022 meeting Roll Call Vote, **APPROVED**

**6. New Business:**

- a. **22 IWC 1** – 82 Jerome Rd (069-042-000), 15 Jerome Ave (069-051-000), 232 Norwich New London Tpke (069-061-000) Owner: Village Apartments, LLC/Connecticut Multifamily Equities II, LLC Applicant: Village Apartments, LLC Application for regulated activities (grading) within upland review area associated with construction of Phase III of a multi-family housing development (*Submitted 1/7/22, Date of Receipt 1/20/22, Decision Required Date 3/26/22*) Tiffany Williams, WEO read her staff report, Atty Harry Heller spoke on behalf of the applicant, discussion was held.

**MOTION:** (O’Bday/J. Berardy) to schedule site walk for Saturday, February 12, 2022 at 10:00 a.m. and table the application to the February 17, 2022 meeting Roll Call Vote, **APPROVED**

**7. Public Hearing:** None

**8. Show Cause Hearing:** None

**9. Correspondence:** November/December Wildlife Magazine

**10. Other Business:** None

**11. Executive Session:** None

**12. Adjournment:**

**MOTION:** (S. Berardy/O’Bday) to adjourn at 6:40 pm

Respectfully submitted,  
Meredith Badaluca, Recording Secretary