

Town of Montville Inland Wetlands Commission
Regular Meeting Minutes February 17, 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, Commissioners, Sandra Berardy, Joseph Berardy, Raymond Occhialini Absent: Vice-Chairman Charles O’Bday III and Commissioner Jessica LeClair and Tufares. Also attending was Tiffany Williams, WEO
3. **Minutes:**
 - a. Approval of minutes of the January 20, 2022 regular meeting **Motion** to approve as presented: (S. Berardy/J. Berardy) All in Favor (4-0-0), APPROVED
 - b. Approval of minutes of the February 12, 2022 site walk **Motion** to approve as presented: (S. Berardy/Occhialini) All in Favor (4-0-0), APPROVED
4. **Remarks from the public *not* relating to items on the agenda.** – None
5. **Old Business:**
 - a. **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*). At the request of the applicant **Motion** (Brush/Occhialini) to table the application to the March 17, 2022 meeting All in Favor (4-0-0) APPROVED
 - b. **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: (Occhialini/S. Berardy) 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 the following application:
22 IWC 1 – 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 at 82 Jerome Rd (069-042-000), 15 Jerome Ave (069-051-000), 232 Norwich New London Tpke (069-061-000) Uncasville, CT per the application and associated documents dated 1/7/2022 & as shown on a plan entitled “Site Development Plan, Village Apartments – Phase III, New Multi-family Apartment Buildings, 15 Jerome Avenue, 82 Jerome Road and 232 Route 32, Uncasville – Montville, Connecticut. Prepared by Loureiro Engineering Associates, Inc., Dated

March 11, 2011 revised November 15, 2021” with the following condition:

1. To revise plan to show locations of topsoil and rock stockpiles on the E&S plan with proper erosion.
2. Revise Sheet 2 in the E&S narrative call for use of water for dust control throughout construction.
3. Revise Sheet 2 in the E&S narrative call for additional E&S supplies (100 ft. of silt fence and 20 hay bales) to be kept on site for unforeseen circumstances. All in Favor (4-0-0) APPROVED with Conditions

6. New Business:

- a. **22 IWC 2** – 245 Route 32 (070-010-000) Owner/Applicant: Western Group, LLC for regulated activity for upland review area/wetlands impact determination for proposed 22 unit multi-family and associated site improvements (*Submitted 1/25/22, Date of Receipt 2/17/22, Decision Required Date 4/23/22*) Tiffany Williams, WEO read her staff report, Aleksandra Moch, Soil Scientist and Douglas Reich, Engineer spoke on behalf of the applicant. Discussion was held. **Motion** (S. Berardy/J. Berardy) to hold a Special Meeting/Site Walk on March 5, 2022 at 10:00 a.m. and table the application to March 5, 2022 meeting All in Favor (4-0-0) APPROVED

- b. **22 IWC 3** – 631 Fire St (020-010-000) Owner/Applicant: Kyle Champagne for regulated activity (driveway) within upland review area associated with Single-family Residence (*Submitted 2/10/22, Date of Receipt 2/17/22, Decision Required Date 4/23/22*) Tiffany Williams, WEO read her staff report, discussion was held. **Motion** (Brush/S. Berardy) to table until March 17, 2022 Meeting All in Favor (4-0-0) APPROVED

7. Public Hearing: None

8. Show Cause Hearing: None

9. Correspondence: None

10. Other Business: None

11. Executive Session: None

12. Adjournment: Motion (Occhialini/S. Berardy) to adjourn at 6:45 p.m.

Respectfully submitted,

Meredith Badaluca, Administrative Assistant