

**Town of Montville  
Inland Wetlands Commission  
310 Norwich-New London Tpke  
Uncasville, CT 06382 (860) 848-6779  
Town Council Chambers – Town Hall**

**March 17, 2022, Regular Meeting Minutes**

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, Sandra Berardy, Joseph Berardy, Raymond Occhialini, and Jessica LeClair (arrived at 6:26 p.m.) Absent: Commissioner Tufares. Also attending was Liz Burdick, Planning Director
3. **Minutes:**
  - a. Approval of minutes of the February 17, 2022 regular meeting. **Motion** to approve as presented: (O’Bday/Occhianlini) All in Favor (5-0-0), **APPROVED**
  - b. Approval of minutes of the March 5, 2022 special meeting & site walk. **Motion** to approve as presented: (S. Berardy/J. Berardy) All in Favor (5-0-0), **APPROVED**
4. **Public Hearing:** None
5. **Show Cause Hearing:** None
6. **Remarks from the Public *not* relating to items on the agenda:** None
7. **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, DRD 03/12/2022. Tabled from 2/17/22 meeting - 5-day extension granted*). **Motion** (Occhialini/O’Bday) to accept the granting of an extension by the Applicant and table the application to the April 21, 2022 meeting. All in Favor (5-0-0) **APPROVED**
  - b. **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. DRD 4/23/22. Tabled from 2/17/22 meeting.*) Liz Burdick, Planner read the staff report and Doug Reich from Fuller Engineering & Land Surveying LLC spoke on behalf of the applicant, discussion was held. **Motion** (O’Bday/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* Application #**22 IWC 1** – Owner/Applicant: Western Group, LLC for a favorable upland review area &

wetlands impact determination for a proposed 22-unit multi-family development and associated site improvements at 245 Route 32 (M/B/L 070/010/000), Uncasville, CT per the application & associated documents, dated 1/25/2022 and as shown on a plan set entitled “Proposed 22-Unit Condominium Development, 245 Norwich-New London Road (CT Route 32) Montville, Connecticut – Applicant/Owner, Western Group, LLC - Dated January 7, 2022, Revised to 3/8/22” with the following conditions:

1. Limits of clearing shall be flagged and soil erosion & sediment controls shall be installed inspected by the Wetlands Enforcement Officer prior to the start of any work.
2. Any changes to the approved plan during construction shall be reviewed and approved by the Wetlands Enforcement Officer and/or Inland Wetlands Commissions, as needed.
3. Standard reasons for approval below apply.

#### **Standard Reasons for Approval**

1. The environmental impact of the proposed project does not have a significant effect on the inland wetland's and watercourse's capacity to support fish and wildlife, to prevent flooding, to supply and protect surface and groundwater, to control sediment, to facilitate drainage, to control pollution, to support recreational activities, and to promote public health and safety.
  2. The Commission has determined that the relationship between the short-term uses of the environment and the maintenance and enhancement of long-term productivity will have no impact on the surrounding wetland system.
  3. The proposed activity will not have irreversible and irretrievable commitments of resources.
  4. The proposed project will not change the character and or add degree of injury to, or interference with, safety, health, or the reasonable use of property, including abutting or downstream property.
  5. The proposed activity use is suitable to the area.
  6. The applicant has taken all feasible measures to mitigate the impact of any aspect of t After giving due consideration to all relevant factors including those in Section 10 and or Section 4 of the Montville Inland Wetland Regulation and Section 22a-41 of the Connecticut General Statutes, I move to approve application. Roll Call Vote (6-0-0) **APPROVED**
- c. **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. DRD 4/23/22. Tabled from 2/17/22 meeting.) **Motion** (Brush/O’Bday) to move to item b. All in Favor (5-0-0) Liz Burdick, Planner read the staff report and Atty. Harry Heller spoke on behalf of the applicant, discussion was held. **Motion** (Occhialini/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 Application #22 IWC 1 – Owner/Applicant: Kyle Champagne for regulated activity for a driveway within an upland review area at 631 Fire St., Oakdale, CT per the application & associated documents dated 2/10/2022 and as shown on a plan entitled “Septic System Design Plan Prepared for Kyle C. Champagne, 631 Fire Street, Montville, Connecticut, prepared by Advanced Surveys, LLC., Dated January 24, 2022 Rev. February 22, 2022” with the condition that any further activity in regulated areas requires review and approval prior to the start of any work. All in Favor (5-0-0) **APPROVED.**

## 8. New Business:

- a. **22 IWC 4 - 911 Route 32 (083-029-000) Owner: Town of Montville – Applicant: Tyler Lawton, As of Right (Non-Regulated) Determination for a walking trail.** (Date of Receipt 3/17/22. DRD 5/20/22.) Liz Burdick, Planner read staff report and Applicant spoke. Discussion held. **Motion** (Brush/O’Bday) After giving due consideration to all relevant factors, including those in Section 4.2 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application # 22 IWC 4 - Applicant, Tyler Lawson – Property Owner, Town of Montville for a proposed walking trail at 911 Route 32 (083-029-000), Uncasville, CT as more fully described in the Application, dated 2/23/2022 and supporting documentation, including a map dated December 2022 is a Permitted Non-Regulated Use and, therefore, no permit is required. Roll Call Vote (4-1(Brush) **APPROVED.**
- b. **22 IWC 5 - 320 Maple Ave (023-027-000) Applicant: Austin Burrows, Hull Forest Products Inc. Owner: Lynette S. Crowley ET AL for As of Right Determination for Timber Harvest.** (Date of Receipt 3/17/22. DRD 5/20/22.) Liz Burdick, Planner read staff report and Applicant spoke. Discussion was held. **Motion** (Occhialini/O’Bday) After giving due consideration to all relevant factors, including those in Section 4 of the Montville Inland Wetland Regulations and Section 22a-40 of the Connecticut General Statutes, I move that Application # 22 IWC 5, submitted by the Applicant, Austin Burrows, Hull Forest Products, Inc. on behalf of the property owner, Lynette S. Crowley ET AL. for a Timber Harvest at 320 Maple Ave (023-037-000), Uncasville, CT as more fully described in the Application, dated 3/1/2022 and supporting documentation including map entitled “Crowley Timber Harvest Map, 320 Maple Ave, Montville, CT 06382 MLB: 023-027-000 57 +/- acres, Prepared by Hull Forest Products, Inc., using assessors maps & field reconnaissance, dated January, 2022” is a Permitted Use As of Right and, therefore, no permit is required. Roll Call Vote (5-0-0) **APPROVED.**

9. **Correspondence:** None

10. **Other Business:** None

11. **Executive Session:** None

12. **Adjourned:** 7:24 p.m.

**Note: No new business will be discussed after 11:00 p.m. and all commission business will cease at 11:30 p.m. Any unfinished business will be continued to the next meet**