

Town of Montville Inland Wetlands Commission  
Regular Meeting Minutes for July 21, 2022

1. **Call to Order:** Chairman Douglas 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 Robert Roshto Absent: Commissioner Jessica LeClair. Also present was Zoning & Wetlands Officer, Meredith Badaluca.
3. **Minutes:** Approval of minutes of the June 16, 2022 Public Hearing and Regular Meeting. **Motion** to approve as presented (S. Berardy/Occhialini) All in Favor (6-0-0), **APPROVED**
4. **Public Hearing/Application:** None
5. **Show Cause Hearing:** None
6. **Remarks from the public not relating to items on the agenda:** None
7. **Old Business:** None
8. **New Business:**
  - a. **22 IWC 14** – 178 Ridge Hill Road (M/B/L 006-017-000) Oakdale, CT – Applicant/Owner: Adam McNiece for As of Right Determination for Agricultural Use. Meredith Badaluca, Wetlands Officer, read her staff report. Adam McNiece, applicant and property owner described what he has planned for the property. Discussion was held. Chairman Brush stated clearing of land for agricultural use is an as of right as long as there is no filling of wetlands. Mr. McNiece stated he has no intention of filling wetlands as that is his water source. Chairman Brush asked if the property was going to be clear cut and explained that trees can be cut down to expand cropland as a permitted as of right. **Motion** (O’Bday/Occhialini) 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 #22IWC14, submitted by Adam McNiece, property owner of 178 Ridge Hill Road (M/B/L 006-017-000), Oakdale, CT for an As of Right approval for Agricultural Use is a Permitted Use As of Right and, therefore, no permit is required. All in Favor (6-0-0) **APPROVED**
  - b. **22 IWC 15** – 1446 Route 85 (M/B/L 005-034-000) Oakdale, CT - Applicant/Owner: Adam McNiece for As of Right Determination for Agricultural Use. Meredith Badaluca, Wetlands Officer, read her staff report. Adam McNiece, applicant and property owner explained where he intended the agricultural use on the property which he indicated on a GIS overview for the commissioners. Chairman Brush read the regulation and confirmed with the applicant that the area did not have continual flow and that he was going to cultivate the area. **Motion:** 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 #2IWC15, submitted by Adam McNiece, property owner of 1446 Route 85 (M/B/L 005-034-000) Oakdale, CT for an As of Right approval for Agricultural Use is a Permitted Use As of Right and, therefore, no permit is required. All in Favor (6-0-0) **APPROVED**
9. **Correspondence:** Meredith Badaluca, Zoning & Wetland Officer confirmed that the Commissioners received and read the following:
  - a. Letter dated July 14, 2022 from Adam McNiece regarding Lombardi/Dove Brothers Gravel Sachatello Industrial Drive, Oakdale, CT
  - b. Letter dated July 14, 2022 from Adam McNiece regarding Wide World of Indoor Sports Sachatello Drive, Oakdale, CT
10. **Other Business:** None
11. **Executive Session:** None
12. **Adjournment:** 6:20 p.m.

Meredith Badaluca  
Zoning & Wetlands Officer