

Town of Montville
Inland Wetlands Commission
REGULAR MEETING MINUTES
September 15, 2022 - 6:00 p.m.
Town Council Chambers – Town Hall
310 Norwich-New London Turnpike, Uncasville, CT 06382

1. **Call to Order:** Chairman Douglas Brush called the meeting to order at 6:00 p.m.
2. **Roll Call: Present:** Chairman Douglas Brush, Vice-Chairman Charles O’Bday III, Commissioners Sandra Berardy, Joseph Berardy, Raymond Occhialini, Robert Roshto and in attendance via telephone Jessica LeClair. Also present was Zoning & Wetlands Officer, Meredith Badalucca.
3. **Minutes:** Approval of the minutes from the August 18, 2022 Regular Meeting. **Motion:** to approve as amended (Occhialini/O’Bday) Roll Call Vote, All in favor (7-0-0) 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:**
 - a. **22 IWC 16 – 7 Fielding Drive (087-016-000), Uncasville, CT** Owner/Applicant: Glenn R. Johnson for removal of rocks from intermittent stream, cutting of trees in URA and construction of walking bridge after the fact. *(Submitted 8/4/22, Date of Receipt 8/18/22, DRD 10/22/22, Tabled from 8/18/22 meeting)* Brief Discussion was held. **Motion (Occhialini/O’Bday):** 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 22 IWC 16 – Owner/Applicant: Glenn R. Johnson for work in regulated upland review areas in conjunction with the construction of a walking bridge and removal of rocks from an intermittent stream at 7 Fielding Drive (087-016-000), Uncasville, CT as depicted in the application and narrative dated August 4, 2022. Standard Reasons for Approval Apply Roll Call Vote, All in Favor (7-0-0) **APPROVED**
 - b. **22 IWC 17 – 836 Old Colchester Rd and Chesterfield Rd (029-068-000), Oakdale, CT** Applicant: Town of Montville Conservation Commission Owner: Town of Montville for a permit for maintenance of trails and parking lot (orig. As of Right Determination) *(Submitted 8/5/22, Date of Receipt 8/18/22, DRD 10/22/22, Tabled from 8/18/22 meeting)* **(LeClair Recused)** Brief discussion was held. **Motion (Occhialini/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 to approve Application # 22 IWC 17 - Applicant, Town of Montville Conservation Commission – Property Owner, Town of Montville for proposed maintenance of trail and parking area improvements at 836 Old Colchester Rd (029-068-000), Oakdale, CT as more fully described in the Application, dated 8/5/2022 and supporting documentation. Standard Reasons for Approval Apply Roll Call Vote, All in Favor (6-0-0) **APPROVED**
 - c. **22 IWC 18 – 67 Kitemaug Rd (083-025-000), Uncasville, CT** Applicant: Harlon Dalton Owner: Brent Ali for regulated activity (driveway and grading) within upland review area associated with the construction of a single-family residence, accessory structure and associated site improvements *(Submitted 8/9/22, Date of Receipt 8/18/22, DRD 10/22/22, Tabled from 8/18/22 meeting)*. Discussion was held, Engineer Mark Reynolds spoke on behalf of the applicant. **Motion (Roshto/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 to approve Application #22 IWC 18 Applicant: Harlon Dalton Owner: Brent Ali for regulated activity (driveway and grading) within upland review area associated with the construction of a single family residence, accessory structure and associated site improvements at 67 Kitemaug Rd (083-025-000), Uncasville, CT as shown on a plan

entitled “IMPROVEMENT LOCATION SURVEY – PREPARED FOR – HARLON DALTON DEPICTING WETLANDS & EXISTING CONDITIONS 67 KITEMAUG ROAD MONTVILLE, CONNECTICUT, Dated 7/7/22, Revised 8/4/22” with the following condition: 1. Final plan shall be signed by Registered Soil Scientist. Standard Reasons for Approval Apply Roll Call Vote, All in Favor (7-0-0) **APPROVED with Condition**

8. New Business:

- a. **22 IWC 19** – 190 Pruett Place (111-009-000), Oakdale, CT Owner/Applicant: Steve & Lori Middel for after the fact permit for relocation of shed and installation of walking bridge. *(Submitted 8/18/22, Date of Receipt 9/15/22, DRD 11/19/22)* Property owners Steve and Lori Middel spoke about the relocation of shed and installation of walking bridge and explained on property map where they were located. **Motion (Brush/O’Bday)** to schedule a site walk for 10/13/22 at 5:00 p.m. and table until October 20th meeting. Roll Call Vote, All in Favor (7-0-0) **APPROVED**
- b. **22 IWC 20** – 120 Turner Road (003-002-000) and 102 Turner Road (003-004-000), Oakdale, CT Applicant: Austin Harmon Owner: Timothy Wasniewski for As of Right Determination for Timber Harvest *(Submitted 8/22/22, Date of Receipt 9/15/22, DRD 11/19/22)* Zoning and Wetlands Officer, Meredith Badalucca, read her staff report. Applicant Austin Harmon was unable to attend the meeting. Discussion was held. **Motion (O’Bday/S. Berardy)** to schedule a site walk for October 13, 2022 at 5:20 p.m. and table until October 20th meeting. Roll Call Vote, All in Favor (7-0-0) **APPROVED**
- c. **22 IWC 21** – 1108 Old Colchester Road (036-005-002) Oakdale, CT Owner/Applicant: Watch Hill Builders, LLC for referral to Montville Planning & Zoning Commission for 3 lot subdivision – no regulated activities. *(Submitted 9/9/22, Date of Receipt 9/15/22, DRD 11/19/22)* **Motion. (Roshto/O’Bday)** to move item 8c before item 7a. Roll call vote, all in favor (7-0-0) **APPROVED**
Attorney McCoy spoke on behalf of the applicant and made a request to table the application until the October 20th meeting to be able to respond to soil scientists’ comments. **Motion (S. Berardy/J. Berardy)** to table until October 20th meeting Roll Call Vote, All in Favor (7-0-0) **APPROVED**

9. Correspondence: None

10. Other Business: None

11. Executive Session: None.

12. Adjournment: 6:35 p.m. **(O’Bday/Occhialini)**

Respectfully submitted by

Beth Welles
Recording Secretary